

RESIDENCES AT CHESTNUT BUILDING 1



SITE DEVELOPMENT DRAWINGS

TAX MAP 73 LOT 1 · 351 CHESTNUT STREET

MANCHESTER · NEW HAMPSHIRE · 03101

MAY 23, 2022

PREPARED FOR
LINCOLN CAPITAL ACQUISITION, LLC
401 WILSHIRE BOULEVARD, SUITE 1070
SANTA MONICA, CA 90401



FUSS & O'NEILL

50 COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03101
603.668.8223
www.fando.com

PREPARED BY

PROJECT TEAM

ENGINEER, SURVEYOR,
AND LANDSCAPE ARCHITECT
FUSS & O'NEILL
50 COMMERCIAL STREET
MANCHESTER, NH 03101
603.668.8223

ARCHITECT
MARKET SQUARE ARCHITECTS
104 CONGRESS ST. STE
PORTSMOUTH, NH 03801
603.501.0202



THE LOCATION OF ANY UTILITY
INFORMATION SHOWN ON THIS
PLAN IS APPROXIMATE. FUSS &
O'NEILL MAKES NO CLAIM TO THE
ACCURACY OR COMPLETENESS OF
UTILITIES SHOWN. 72 HOURS PRIOR
TO ANY EXCAVATION ON SITE, THE
CONTRACTOR SHALL CONTACT
DIG-SAFE AT 1-888-DIG-SAFE.

SHEET INDEX

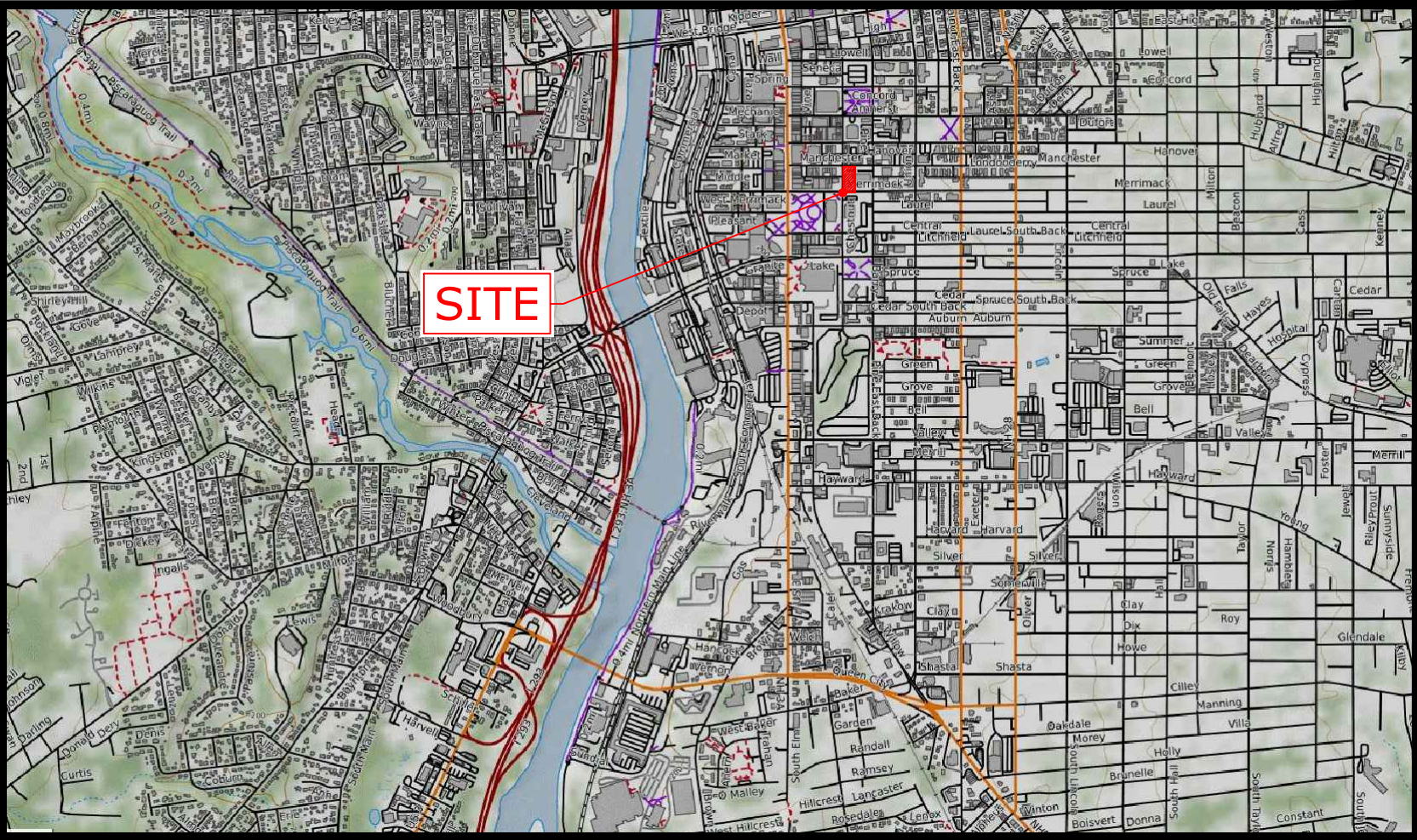
SHEET NO.	SHEET NAME	REVISION DATE
GI-100	COVER SHEET	05/23/2022
G1-101 - GI-103	GENERAL NOTES	05/23/2022
SV-101 & SV-103	ALTA/NSPS LAND TITLE SURVEY	03/25/2022
EX-101	CIVIL EXISTING CONDITIONS PLAN	05/23/2022
CP-101	CIVIL DEMOLITION AND REMOVALS PLAN	05/23/2022
CS-101	CIVIL SITE PLAN UPPER LEVELS	05/23/2022
CS-102	CIVIL SITE PLAN GARAGE LEVEL	05/23/2022
CT-101	CIVIL TRAFFIC CIRCULATION PLAN	05/23/2022
CG-101	CIVIL GRADING, DRAINAGE, AND EROSION CONTROL PLAN	05/23/2022
CU-101	CIVIL UTILITY PLAN	05/23/2022
CU-102	CIVIL UTILITY LIGHTING PLAN	05/23/2022
LS-101	LANDSCAPE PLAN	05/23/2022
LS-102	COURTYARD MATERIALS PLAN	05/23/2022
LS-103	LANDSCAPE DETAILS	05/23/2022
CD-501	CIVIL DETAILS - ROADWAY, SITE, & PAVEMENT	05/23/2022
CD-502	CIVIL DETAILS - SIDEWALK & SITE	05/23/2022
CD-503	CIVIL DETAILS - SIGNAGE & PAVEMENT MARKINGS	05/23/2022
CD-504	CIVIL DETAILS - WATER & ELECTRIC	05/23/2022
CD-505	CIVIL DETAILS - STORMWATER	05/23/2022
CD-506	CIVIL DETAILS - SEWER	05/23/2022
CD-507	CIVIL DETAILS - EROSION CONTROL	05/23/2022
CD-508	CIVIL DETAILS - EROSION CONTROL	05/23/2022

ARCHITECTURAL PLANS AND RENDERINGS
CREATED BY MARKET SQUARE ARCHITECTS



PROGRESS SET

PLANS UNDER DESIGN DEVELOPMENT.
ISSUED FOR INTERIM REVIEW ONLY.
PENDING CITY APPROVAL.
NOT FOR CONSTRUCTION.



LOCATION MAP

SCALE: 1" = 2000'

NPDES NOTE:
• THIS PROJECT DISTURBS 36,000±SF FOR BUILDING 1 (0.85± AC) OF LAND WHICH DOES NOT EXCEED THE NPDES THRESHOLD AMOUNT OF 43,560 SF (1 AC). THEREFORE, THE PROJECT HAS THE OPTION TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) HAVE THE OPTION TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT NPDES PERMIT. SEE NPDES NOTES ON SHEET GI-101.

REQUIRED APPROVALS

	PERMIT #	DATE APPROVED	EXPIRATION DATE
PLANNING BOARD			
SITE PLAN	PENDING	-	-
CONDITIONAL USE PERMIT - ALLOW RESIDENTIAL WITHIN CBD ZONE	PENDING	-	-
ZONING BOARD			
VARIANCE	ZBA2022-031	04/14/2022	04/14/2024
ARTICLE 8.04 - MULTIFAMILY DENSITY 51 UNITS PERMITTED, GRANTED UP TO 110 UNITS ARTICLE 8.27(E) - VISIBILITY AT CORNER PERMITTED TO REDUCE FROM THE 30' REQUIRED			
NHDES			
SEWER CONNECTION PERMIT	PENDING	-	-

RESERVED FOR CITY APPROVAL



IT IS HEREBY AGREED THAT, AS THE OWNER/DEVELOPER OF THE PROPERTY (OR OWNER/DEVELOPER'S REPRESENTATIVE), I WILL CONSTRUCT THE PROJECT AS APPROVED AND AS SHOWN ON THE ENCLOSED SET OF PLANS. FURTHER, I AGREE TO MAINTAIN THE SITE IMPROVEMENTS FOR THE DURATION OF THE USE.

OWNER/DEVELOPER (OR REPRESENTATIVE)

DATE

PROJ. No.: 20191236.A10
DATE: MAY 2022

GI-100

LEGEND		
EXIST	PROP	
		PROPERTY LINE/RIGHT-OF-WAY
		CENTERLINE
		LIMIT OF DISTURBANCE
		EASEMENT
		BUILDING SETBACK
		STATE HIGHWAY BASELINE
		BASELINE
		ZONING LINE
		EDGE OF WATER
		WETLAND LINE
		WETLAND BUFFER
		WETLAND SYMBOL
		GRAVEL ROAD
		EDGE OF PAVEMENT
		BITUMINOUS CURB
		CONCRETE CURB
		PRECAST CONC. CURB
		VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAW CUT
MATCH LINE SEE SHEET XXX-XX		MATCH LINE
		SOLID WHITE LINE
		SOLID YELLOW LINE
		BROKEN WHITE LINE
		BROKEN YELLOW LINE
		SOLID WHITE CHANNELIZING LINE
		SOLID YELLOW CHANNELIZING LINE
		DOUBLE YELLOW LINE
		STOP LINE
		GUARD RAIL
		STOCKADE FENCE
		WIRE FENCE
		CHAIN LINK FENCE
		TREE LINE
		SHRUB LINE
		STONE WALL
		RETAINING WALL
		MINOR CONTOUR
		MAJOR CONTOUR
		TOP OF SLOPE
		BOTTOM OF SLOPE
		BUILDING
		BOLLARD
		SIGN
		DOUBLE SIGN
		PARKING METER
		PARKING COUNT
		CROSSWALK
		CONC. PAVEMENT
		PAVEMENT
		HANDICAP RAMP
		HANDICAP PARKING
		VAN-ACCESSIBLE HANDICAP PARKING
		TOP & BOTTOM ELEVATION
		SPOT ELEVATION
		SOIL BORING
		MONITORING WELL
		TEST PIT LOCATION
		IRON PIPE
		DRILL HOLE
		IRON PIN
		MONUMENT
		MAIL BOX
		CONTROL POINT
		SILT FENCE
		HAYBALES

ABBREVIATIONS			
GENERAL			
APRX.	APPROXIMATE	PCC	PRE CAST
BIT.	BITUMINOUS	CONC	CONCRETE CURB
BW	BOTTOM OF WALL	PROP	PROPOSED
CC	CONCRETE CURB	REM	REMOVE
BCC	CAPE CODE BERM	R&D	REMOVE AND DISPOSE
CONC.	CONCRETE	R&R	REMOVE AND RESET
ELEV	ELEVATION	R&S	REMOVE AND STACK
EXIST	EXISTING	TOS	TOP OF SLOPE
GC	GRANITE CURB	TW	TOP OF WALL
MAX	MAXIMUM	TYP	TYPICAL
MIN	MINIMUM	VGC	VERTICAL GRANITE CURB
NTS	NOT TO SCALE		
UTILITY			
CB	CATCH BASIN	INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE PIPE
CPP	CORRUGATED POLYETHYLENE PIPE	RCP	REINFORCED CONCRETE PIPE
DCB	DOUBLE CATCH BASIN	RD	ROOF DRAIN
DI	DUCTILE IRON PIPE	SMH	SEWER MANHOLE
F&G	FRAME AND GRATE	TSV	TAPPING SLEEVE, VALVE AND BOX
F&C	FRAME AND COVER		
HDPE	HIGH DENSITY POLYETHYLENE PIPE	UP	UTILITY POLE
HYD	HYDRANT		

LEGEND (CONT.)		
		STORM DRAINAGE PIPE
		UNDERDRAIN
		SANITARY SEWER PIPE
		OVERHEAD WIRES
		WATER MAIN
		UNDERGROUND GAS
		UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE
		RIPRAP
		SANITARY MANHOLE
		STORM MANHOLE
		ELECTRIC MANHOLE
		TELEPHONE MANHOLE
		CATCH BASIN
		DOUBLE CATCHBASIN
		WATER VALVE
		FIRE HYDRANT
		UTILITY POLE
		BOLLARD/POST
		SIGN
		GAS GATE
		LIGHTPOLE
		FLARED END
		DECIDUOUS TREE

NPDES NOTES:

- THIS PROJECT DISTURBS 36,000±SF FOR BUILDING 1 (0.85± AC) OF LAND WHICH DOES NOT EXCEED THE NPDES THRESHOLD AMOUNT OF 43,560 SF (1 AC). THEREFORE, THE PROJECT HAS THE OPTION TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) HAVE THE OPTION TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT NPDES PERMIT. SEE NPDES NOTES ON SHEET GI-101.
- IF COMPLETED A COPY OF THE NOI AND SWPPP SHALL BE PROVIDED TO THE CITY PLANNING DEPARTMENT AND DPW/EPD, PERMIT ISSUANCE SHALL BE REQUIRED PRIOR TO DPW/EPD SIGN OFF.
- COMPLETION OF EROSION CONTROL INSPECTIONS DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- DPW/EPD ARE TO BE COPIED ON PERMIT COMPLIANCE INCLUDING SUBMISSION OF THE SWPPP AND INSPECTION DOCUMENTS DURING CONSTRUCTION, IF COMPLETED.
- IF COMPLETED, THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION CONTROL INSPECTION RECORDS SHALL BE MAINTAINED ON SITE AT ALL TIMES DURING CONSTRUCTION. DPW STAFF SHOULD ALSO BE COPIED ON PERMIT COMPLIANCE INCLUDING SUBMISSION OF THE SWPPP AND HAVE ACCESS TO EROSION CONTROL INSPECTION DOCUMENTS DURING CONSTRUCTION.

REGULATORY REQUIREMENTS NOTES

- PROVIDE TRAFFIC SIGNAGE AND PAVEMENT MARKINGS IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST OSHA STANDARDS, STATE AND LOCAL REQUIREMENTS, AND CITY OF MANCHESTER REQUIREMENTS, POLICIES, AND SPECIFICATIONS.

EROSION AND SEDIMENT CONTROL NOTES

- INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING ANY WORK ON THE SITE.
- IMPLEMENT ALL NECESSARY MEASURES REQUIRED TO CONTROL STORMWATER RUNOFF, DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE. PERFORM CORRECTIVE ACTION AS NEEDED FOR EROSION CLEANUP AND REPAIRS TO OFF SITE AREAS, IF ANY, AT NO COST TO OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLANS THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THE DETAILS PROVIDED SERVE AS A GUIDE ONLY.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES PER TYPICAL STANDARDS. DISPOSE OF SEDIMENT IN AN UPLAND AREA. DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE MUNICIPALITY.
- ALL PROPOSED AND EXISTING CATCH BASINS, THAT MAY RECEIVE STORMWATER RUNOFF FROM THE DEVELOPMENT DURING CONSTRUCTION, SHOULD BE OUTFITTED WITH INLET PROTECTION.
- PERFORM CONSTRUCTION SEQUENCING IN SUCH A MANNER TO CONTROL EROSION AND TO MINIMIZE THE TIME THAT EARTH MATERIALS ARE EXPOSED BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES. CLEAN SEDIMENT AND DEBRIS FROM TEMPORARY MEASURES AND FROM PERMANENT STORM DRAINAGE.
- THE CONTRACTOR SHALL INSPECT ALL TEMPORARY EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A STORM WITH RAINFALL AMOUNT GREATER THAN 0.25 INCHES. THE INSPECTIONS SHALL VERIFY THAT THE STRUCTURAL BMPs SHOWN AND DESCRIBED ON THE PLANS ARE IN GOOD CONDITION AND ARE MINIMIZING EROSION. A MAINTENANCE AND INSPECTION REPORT SHALL BE MADE WITH EACH INSPECTION. COMPLETED INSPECTION FORMS SHALL BE KEPT ON-SITE FOR THE DURATION OF THE PROJECT AND BE MADE AVAILABLE FOR REVIEW BY THE CITY OF MANCHESTER UPON REQUEST.
- ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, EXCEPT FOR SILT FENCE. INSTALLED INACCORDANCE WITH ENV-WQ 1506.04, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS. SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH.

STORMWATER NOTES:

- THIS PROJECT DISTURBS 35,000±SF FOR BUILDING 1 AND 31,000±SF FOR BUILDING 2, TOTALING 65,800±SF (1.5± AC) OF LAND WHICH DOES NOT EXCEED THE NPDES ALTERATION OF TERRAIN (AOT) THRESHOLD AMOUNT OF 100,000 SF. THEREFORE, THE PROJECT IS NOT REQUIRED TO OBTAIN AN NHDES AOT PERMIT.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLANS THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND MUNICIPALITY STANDARDS.
- POST CONSTRUCTION, THE PROPERTY OWNER/OPERATOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND STORMWATER PRACTICES. REFER TO THE STORMWATER REPORT FOR THE OPERATION AND MAINTENANCE MANUAL.
- WINTER DE-ICING PRODUCT SHALL BE APPLIED BY A GREEN SNOW PRO CERTIFIED CONTRACTOR. REFER TO THE INSPECTION AND MAINTENANCE MANUAL FOR THE WINTER MAINTENANCE AND SALT MINIMIZATION PLAN WITH ASSOCIATED INFORMATION. SALT SHALL NOT BE STORED ON SITE.

NHDES INVASIVE SPECIES NOTES

- IF INVASIVE SPECIES ARE ENCOUNTERED ON SITE THEY SHOULD BE REMOVED ACCORDING TO NHDES REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE STEPS TO PREVENT THE SPREAD OF INVASIVE PLANT, INSECT, AND FUNGAL SPECIES BY MEETING THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES. [HTTP://GENCOURT.STATE.NH.US/RULES/STATE_AGENCIES/AGR3800.HTML](http://GENCOURT.STATE.NH.US/RULES/STATE_AGENCIES/AGR3800.HTML)

CONTAMINATED SOIL NOTE

- DUE TO POTENTIAL SOIL CONTAMINATION, THE DESIGN OF THE SITE IS A NO NET EXPORT SITE. NO SOIL SHALL BE EXPORTED FROM THIS SITE UNLESS COORDINATED WITH NHDES FOR PROPER REMEDIATION, PRIOR TO REMOVAL.

PROPOSED BUILDING FLOOR ELEVATIONS AND SQUARE FOOTAGE:

• PROPOSED 5- STORY BUILDING		
GARAGE LEVEL ELEV	= 206.0'±	(24,450±SF)
FF TRASH ELEV	= 208.0'±	(COUNTED IN GARAGE LEVEL)
LOBBY ELEV	= 210.0'±	(COUNTED IN GARAGE LEVEL)
FIRST FLOOR ELEV	= 223.0'±	(25,450±SF)
SECOND FLOOR ELEV	= 233.0'±	(19,450±SF)
THIRD FLOOR ELEV	= 243.0'±	(19,450±SF)
FOURTH FLOOR ELEV	= 253.0'±	(19,450±SF)
FIFTH FLOOR ELEV	= 264.0'±	(19,450±SF)
TOTAL BUILDING AREA	=	127,700±SF

BUILDING NOTES/ASSUMPTIONS TRANSMITTED FROM DESIGN TEAM:

- EXISTING BUILDING AND FOUNDATION IS TO BE ENTIRELY DEMOLISHED AND REMOVED
- 3.0' THICKNESS OF PODIUM (DEPTH OF STRUCTURE ABOVE GARAGE)
- THIS ALLOWS FOR REQUIRED 98" CLEARANCE FOR ADA STALLS (ADA 502.5)

DRAINAGE MAINTENANCE NOTES

- PIPES**
- STEP 1 - CLEAN OUT PIPE USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 2 - REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 3 - INSPECT AND CLEAN BASINS AND MANHOLES
- CATCH BASINS & PIPES**
- a. INSPECT CATCH BASINS EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- b. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

PROPOSED DRAINAGE STRUCTURE SCHEDULE FOR BUILDING 1:

DMH 1573 RIM EL.=209.80' INV. IN (24" RCP) = 201.3' (PIPE SEALED OFF) INV. IN (10" CLAY) =202.2' (TOP OF HOOD) BRICK EXISTING INV - FROM BUILDING INV. IN (18" RCP) = 204.5' (PIPE SEALED OFF) CORE NEW INV. IN (18" HDPE) = 200.9' (DMH 105) INV. OUT = 200.8' 18" RCP	CB 104 - WITH HIGH CAPACITY FIN TYPE GRATE RIM ELEV. = 208.80' INV.OUT (12" HDPE) = 203.70' (CB 103) L = 28', 12" HDPE, S = 0.025
CB 100 - DOUBLE GRATE CB WITH HIGH CAPACITY FIN TYPE GRATE RIM ELEV. = 206.3 INV.OUT (12" HDPE) = 203.20 (CB 103) L = 45', 12" HDPE, S = 0.005	DMH 105 RIM ELEV. = 210.85' INV.IN (18" HDPE) = 201.85' (DMH 102) INV.IN (6" HDPE) = 202.85' UNDERDRAINS (MATCH CROWNS) INV.OUT (18" HDPE) = 201.75' (DMH 1573) L = 36', 18" HDPE, S = 0.025
TD 101 - TRENCH DRAIN RIM ELEV. = 206.20' INV.OUT (12" HDPE) = 202.85 (DMH 102) L = 18', 12" HDPE, S = 0.005	CB 200 RIM ELEV.=205.25' INV.OUT (12" HDPE) = 201.35' (DMH 201) L = 26', 12" HDPE, S = 0.02
DMH 102 RIM ELEV.=206.20' INV.IN (12" HDPE) = 202.75' (TD 101) INV.IN (12" HDPE) = 202.75' (CB 103) INV.IN (12" HDPE) = 202.75' (ROOF DRAINS) MATCH ALL CROWNS IN/OUT INV.OUT (18" HDPE) = 202.25' (DMH 105) L = 74', 18" HDPE, S = 0.005	DMH 201 - OIL WATER SEPARATOR FOR GARAGE RIM ELEV. = 206.00' INV.IN (12" HDPE) = 200.80' (CB 200) INV.IN (12" HDPE) = 200.80' (CB 202) INV.OUT (12" HDPE) = 200.70' (SMH 301) L = 21', 12" HDPE, S = 0.005
CB 103 - WITH HIGH CAPACITY FIN TYPE GRATE RIM ELEV. = 206.50' INV.IN (12" HDPE) = 202.95 (CB 100) INV.IN (12" HDPE) = 202.95 (CB 104) INV.OUT (12" HDPE) = 202.85 (DMH 102) L = 13', 12" HDPE, S = 0.005	CB 202 RIM ELEV. = 205.25' INV.OUT (12" HDPE) = 201.10' (DMH 201) L = 40', 12" HDPE, S = 0.005

DRAINAGE SCHEDULE NOTES:
SEE GENERAL NOTES PLAN SHEETS FOR ADDITIONAL NOTES AND INFORMATION

PROPOSED SEWER STRUCTURE SCHEDULE FOR BOTH BUILDING 1 AND BUILDING 2:

DMH 201 - OIL WATER SEPARATOR FOR GARAGE. SEE PROPOSED DRAINAGE STRUCTURE SCHEDULE	BUILDING #1 INVERT = 199.85' L = 30', 8" PVC, S = 0.005
SMH 300 RIM ELEV. = 205.6' INV.IN (8" PVC) = 201.10' UPPER LEVEL SPURS WINT.OUT (8" PVC) = 201.00' (SMH 301) L = 51', 8" PVC, S = 0.005	BUILDING #2 INVERT = 202.35' L = 35', 8" PVC, S = 0.005 WYE INTO EXISTING 12" AT 45°
SMH 301 RIM ELEV. = 206.0' INV.IN (8" PVC) = 200.70' (SMH 300) INV.IN (8" HDPE) = 200.70' (DMH 201-OWS) INV.OUT (8" PVC) = 200.60' (SMH 302) L = 61', 8" PVC, S = 0.005	SMH 310 LOCATION APPROXIMATE, ASSUMED PAVED OVER LOCATION PER POLICE STATION PLANS UTILIZE EXISTING SERVICE, REPLACE PIPE AS NECESSARY, COORDINATE WITH DPW. CALCULATED INV.=199.45'± (EXIST 8" CLAY) ASSUME INV. =199.70' (FACTOR OF SAFETY) CONTRACTOR TO VERIFY LOCATION AND INVERT
SMH 302 RIM ELEV. = 205.55' INV.IN (8" PVC) = 200.30' (SMH 301) INV.IN (8" PVC) = 200.30' UPPER LEVEL SPURS INV.OUT (8" PVC) = 200.20' (SMH 310-SEE NOTE THIS PAGE) L = 96', 8" PVC, S = 0.005	

SEWER SCHEDULE NOTES:

- MINIMUM 6.0' COVER OVER ALL SEWER LINES AND SEWER SERVICES.
- IN AREAS WITH LESS THAN 6' COVER, INSTALL 2" THICK X 5' WIDE BLUEBOARD INSULATION ABOVE SEWER LINE.
- REFER TO DETAILS SHEET FOR STRUCTURE AND PIPE RUN DETAILS.
- INSTALL CLEANOUTS AT ALL VERTICAL AND HORIZONTAL BENDS AND A MAXIMUM OF EVERY 75'.
- SEE GENERAL NOTES PLAN SHEETS FOR ADDITIONAL NOTES AND INFORMATION

PROPOSED SEWER FLOWS
PER TABLE 1008-1: DWELLINGS

ASSUMPTIONS:
• 150 GPD/BEDROOM
• 1.5 BEDROOMS PER UNIT
• 30 SEATS FOR CAFE AREA WITH 3 EMPLOYEES (PAPER FOOD SERVICE)
• 3 EMPLOYEES IN OFFICE (WITHOUT CAFETERIA)
BUILDING 1 RESIDENTIAL UNITS = (1.5 BR/UNIT X 99 UNITS X 150 GPD/BR) = 22,275 GPD OFFICE = (10 GPD/EMPLOYEE) = (10 GPD X 3 EMPLOYEES) = 30 GPD VEHICLE SNOW MELT/ STORMWATER RUNOFF/DRIP IN PARKING GARAGE UNDER = ASSUME 100 GPD (CONSERVATIVE AMOUNT BASED ON PREVIOUS CONVERSATION WITH NHDES)
TOTAL FLOW BUILDING 1 = 22,405 GALLONS PER DAY PROPOSED = 22,275 GPD + 30 GPD + 100 GPD
USE PEAKING FACTOR OF 6 FOR PIPE CAPACITY CALC FOR BUILDING 1 = 22,405 GPD/24 HR = 935 GPH = 935 X 6 = 5,790 GALLONS PER HOUR = 0.22 CFS (PIPE CAPACITY IS 1.7± CFS) = OK
BUILDING 2 RESIDENTIAL UNITS = 1.5 BR/UNIT X 43 UNITS X 150 GPD/BR) = 9,675 GPD
TOTAL FLOW BUILDING 2 = 9,675 GPD
USE PEAKING FACTOR OF 6 FOR PIPE CAPACITY CALC FOR BUILDING 2 = 9,675 GPD/24 HR = 410 GPH = 410 X 6 = 2,420 GALLONS PER HOUR = 0.09 CFS (PIPE CAPACITY IS 1.7± CFS) = OK

SCALE:
HORIZ.:
VERT.:
DATUM:
HORIZ.: NAD83 - NH83
VERT.: NAVD88

GRAPHIC SCALE
0

RESIDENCES AT CHESTNUT
BUILDING 1
GENERAL NOTES
TAX MAP 73 LOT 1
351 CHESTNUT STREET
MANCHESTER

PROJ. No.: 20211191.A10
DATE: MAY 2022

GI-101

DESIGNER REVIEWER

DESCRIPTION

DATE


No.

CONDITIONS PENDING PLANNING BOARD MEETING AND CITY REVIEW

1. SINCE A STORMWATER LONG TERM MAINTENANCE AGREEMENT (LTMA) WILL NOT BE REQUIRED FOR THE PROPOSED DRAINAGE SYSTEM, AS-BUILT CONDITIONS OF THE COMPLETED DRAINAGE SYSTEM MUST BE DOCUMENTED FOR CITY RECORDS AND TO MEET THE MOST RECENT NH 2017 MS4 REQUIREMENTS, AS FINAL APPROVAL OF THE PROPOSED DRAINAGE PLAN, THE APPLICANT SHALL SUBMIT A COMPLETE AS-BUILT CONDITIONS AND MYLAR PLAN SET TO BE KEPT ON FILE WITH THE DEPARTMENT OF PUBLIC WORKS:

- a. APPLICANTS SUBMITTING AS-BUILT MYLARS TO THE DPW SHALL ALSO SUBMIT A CD- ROM THAT CONTAINS A DIGITAL FILE WITH ALL FEATURES SHOWN ON THE MYLARS.
- b. THE PREFERRED FILE FORMAT FOR SUBMISSION IS THE AUTOCAD DRAWING (.DWG) FORMAT, HOWEVER, ANY OF THE FOLLOWING OTHER FORMATS ARE ACCEPTABLE: .DXF (DRAWING EXCHANGE FILE) FORMAT, ESRI GEODATABASE FORMAT (.MDB), ESRI EXPORT FILE FORMAT (.E00), OR ARCVIEW SHAPEFILE FORMAT (.SHP).
- c. EACH TYPE OF FEATURE ON THE DIGITAL FILE SHALL BE ON A SEPARATE LAYER, SUCH AS ONE LAYER FOR PARCEL BOUNDARIES, ONE LAYER FOR DRAINAGE, ONE LAYER FOR SEWER, AND ONE LAYER FOR CURBS.
- d. DATUMS FOR ALL DIGITAL FILES SUBMITTED SHALL BE NAD 83/92 (HARN) FOR THE HORIZONTAL DATUM (NOT NAD 83), AND NAVD 88 FOR THE VERTICAL DATUM. THE COORDINATES OF ALL STORMWATER INFRASTRUCTURE ELEMENTS (E.G., CATCH BASINS, MANHOLES, MANAGEMENT SYSTEMS, PIPING) SHALL BE INCLUDED IN THE DIGITAL FILES.

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VERT.:	
DATUM:	
HORZ.:	NAD83
VERT.:	NAVD83
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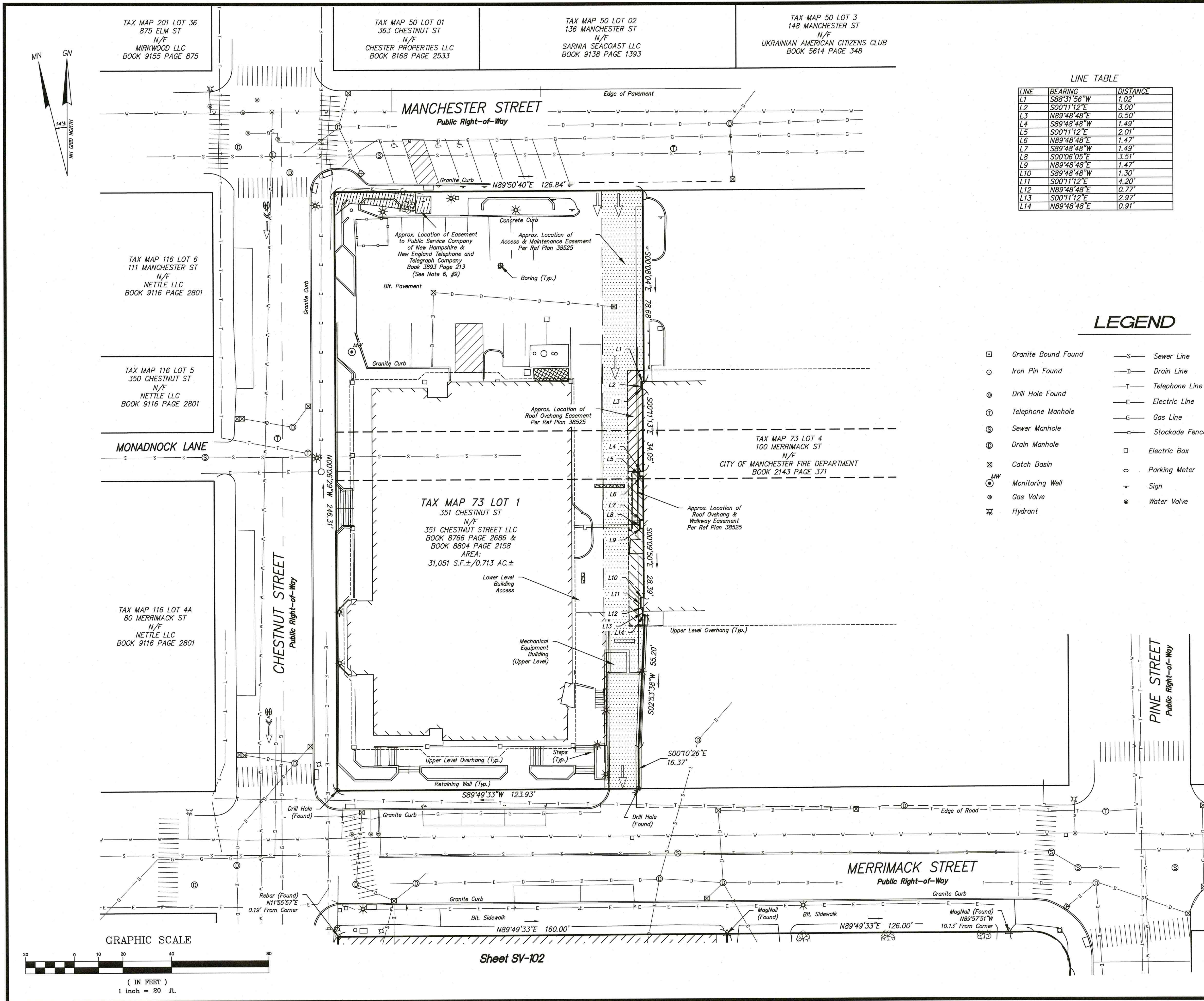


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MANCHESTER, NEW HAMPSHIRE 03101
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RESIDENCES AT CHESTNUT
BUILDING 1
GENERAL NOTES
TAX MAP 73 LOT 1
351 CHESTNUT STREET
MANCHESTER
NEW HAMPSHIRE

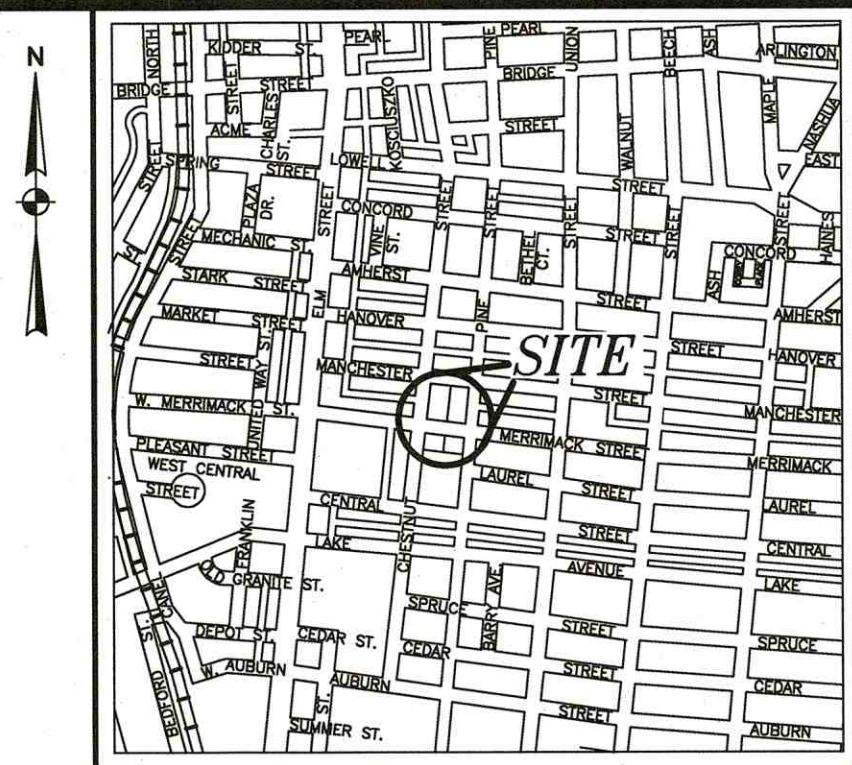
PROJ. No.: 20211191.A10
DATE: MAY 2022

GI-103



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°31'56"W	1.02'
L2	S00°11'12"E	3.00'
L3	N89°48'48"E	0.50'
L4	S89°48'48"W	1.49'
L5	S00°11'12"E	2.01'
L6	N89°48'48"E	1.47'
L7	S89°48'48"W	1.49'
L8	S00°06'05"E	3.51'
L9	N89°48'48"E	1.47'
L10	S89°48'48"W	1.30'
L11	S00°11'12"E	4.20'
L12	N89°48'48"E	0.77'
L13	S00°11'12"E	2.97'
L14	N89°48'48"E	0.91'



LEGEND

- Granite Bound Found
- Iron Pin Found
- Drill Hole Found
- Telephone Manhole
- Sewer Manhole
- Drain Manhole
- Catch Basin
- Monitoring Well
- Gas Valve
- Hydrant
- Sewer Line
- Drain Line
- Telephone Line
- Electric Line
- Gas Line
- Stockade Fence
- Electric Box
- Parking Meter
- Sign
- Water Valve
- Guy Wire
- Boring
- Deciduous Tree
- Coniferous Tree
- Light Pole
- Utility Pole
- Mast Arm
- Bollard

REFERENCE PLANS:

- "DISPOSITION PLAN, CIVIC CENTER PROJECT, MANCHESTER HOUSING AUTHORITY TO THE CITY OF MANCHESTER", DATED MAY 18, 1971, BY THOMAS F. MORAN, H.C.R.D. PLAN 5137.
- "CIVIC CENTER PROJECT DISPOSITION PLAN", DATED JANUARY 20, 1972, LAST REVISED SEPTEMBER 1973, BY THE MANCHESTER HOUSING AUTHORITY, MANCHESTER, NEW HAMPSHIRE, H.C.R.D. PLAN 7431 (SEE H.C.R.D. PLAN 10850).
- "MANCHESTER HOUSING AUTHORITY CIVIC CENTER PROJECT FINAL DISPOSITION PLAN", DATED SEPTEMBER 2, 1977, BY THE MANCHESTER HOUSING AUTHORITY, H.C.R.D. PLAN 10850.
- "SUBDIVISION AND CONSOLIDATION PLAN FOR THE CITY OF MANCHESTER, TAX MAP 73 LOTS 1 AND 4, 351 CHESTNUT STREET AND 100 MERRIMACK STREET, MANCHESTER, N.H.", DATED SEPTEMBER 30, 2014, LAST REVISED JUNE 29, 2015, BY THE CITY OF MANCHESTER DEPARTMENT OF HIGHWAYS ENGINEERING DIVISION, H.C.R.D. PLAN 38523.
- "SUBDIVISION PLAN FOR THE CITY OF MANCHESTER, TAX MAP 73 LOTS 30 AND 30A, MERRIMACK, PINE, CENTRAL, & CHESTNUT STREETS, MANCHESTER, N.H.", DATED SEPTEMBER 30, 2013, LAST REVISED MAY 8, 2015, BY THE CITY OF MANCHESTER DEPARTMENT OF HIGHWAYS ENGINEERING DIVISION, H.C.R.D. PLAN 38526.

DRAFT



GREGORY S. BROWN, L.L.S. #849
For and on Behalf of
Fuss & O'Neill, Inc.

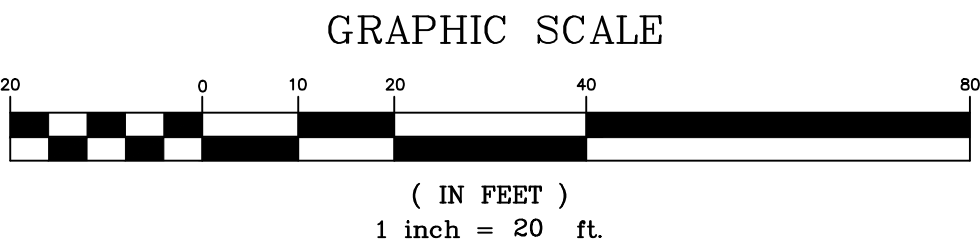
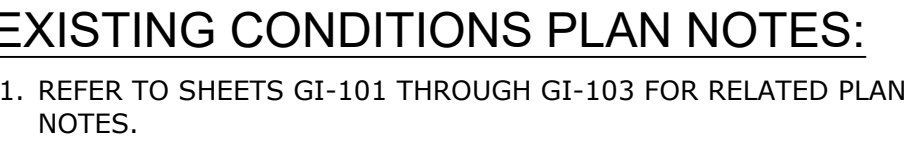
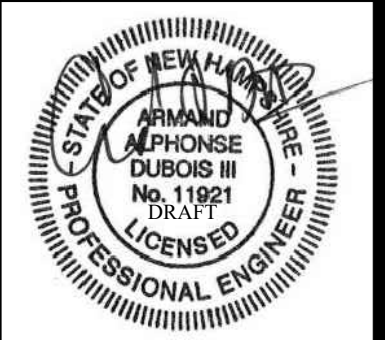
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50 COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03101
603.668.8223
www.fussandoneill.com

CLIENT: ALTA/NPS LAND TITLE SURVEY
TAX MAP 73 LOTS 1, 30A & 31
351 CHESTNUT STREET,
MERRIMACK & PINE STREETS
MANCHESTER, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

DEED HOLDER: 351 CHESTNUT STREET, LLC
P.O. BOX
CANDIA, NEW HAMPSHIRE 03034
BOOK 8766 PAGE 2686

PROJ. No.: 20211191.A10
DATE: 03/25/2022
SCALE: 1"=20'

SV-101
SHEET 1 OF 3

[illegible]

SCALE:	
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DATUM:	
HORZ.:	
VERT.:	

GRAPHIC SCALE

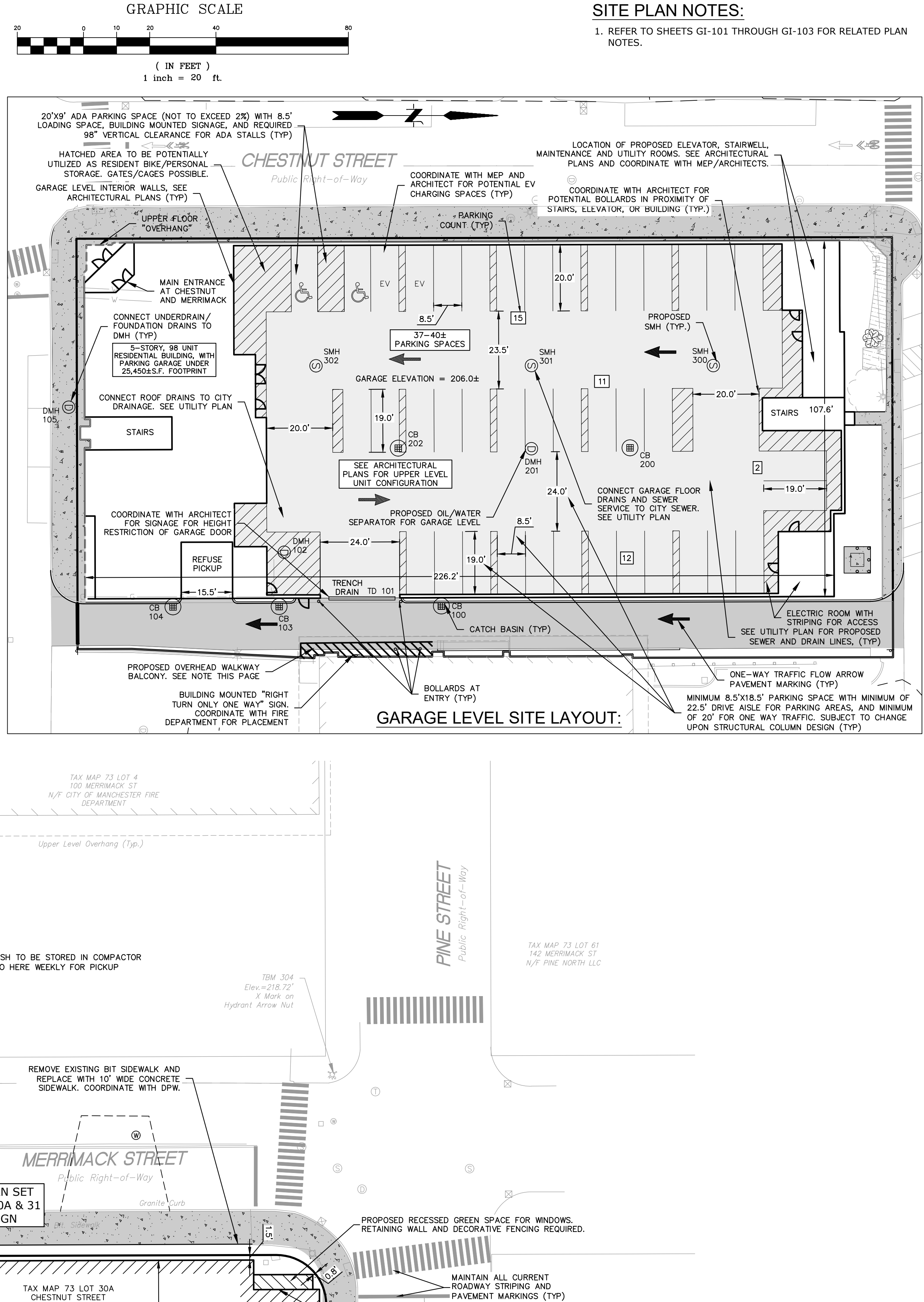


RESIDENCES AT CHESTNUT
BUILDING 1
CIVIL EXISTING
CONDITIONS PLAN
TAX MAP 73 LOT 1
351 CHESTNUT STREET
MANCHESTER
NEW HAMPSHIRE

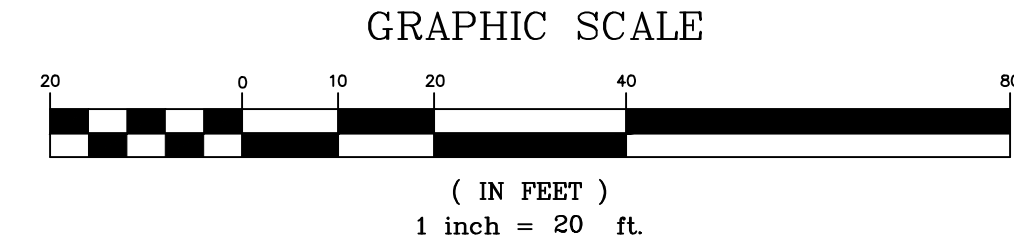
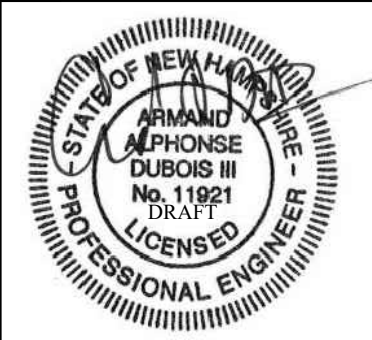
PROJ. No.: 20211191.A10
DATE: MAY 2022


EX-101

[illegible]



1. REFER TO SHEETS GI-101 THROUGH GI-103 FOR RELATED PLAN NOTES.

[illegible]

SCALE:	
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GRAPHIC SCALE	

FUSS & O'NEILL



LINCOLN AVENUE CAPITAL

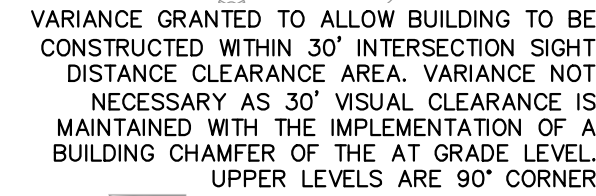
CIVIL SITE PLAN

TAX MAP 73 LOT 1

MANCHESTER
391 CHELSEA STREET
NEW HAMPSHIRE

PROJ. No.: 20211191.A10
DATE: MAY 2022

CS-101



Right of Way

WB-50

AASHTO 2001 (US)


Granite Core


BUILDING TO BE CONSTRUCTED
- OUTSIDE OF THE 30' INTERSECTION
SIGHT DISTANCE CLEARANCE AREA.

Diagram of a truck with dimensions in feet:

- Cab width: 7.50
- Total length: 42.50
- Trailer height: 3.00
- Trailer length: 35.50
- Wheelbase: 12.50
- Front overhang: 3.00
- Trailer front offset: 0.00

STATE OF NEW HAMPSHIRE
 ARMAND ALPHONSE DUBOIS III
 No. 11921
 DRAFT
 PROFESSIONAL ENGINEER

SCALE:	
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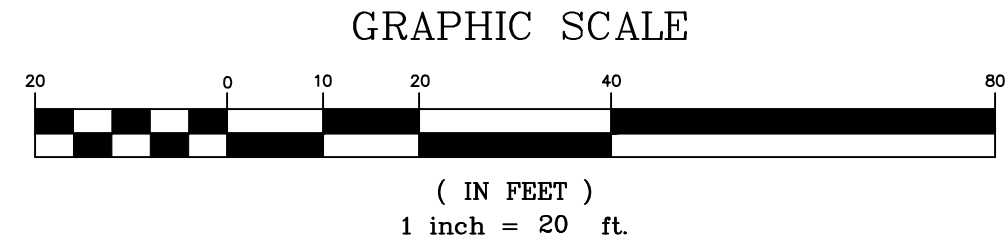
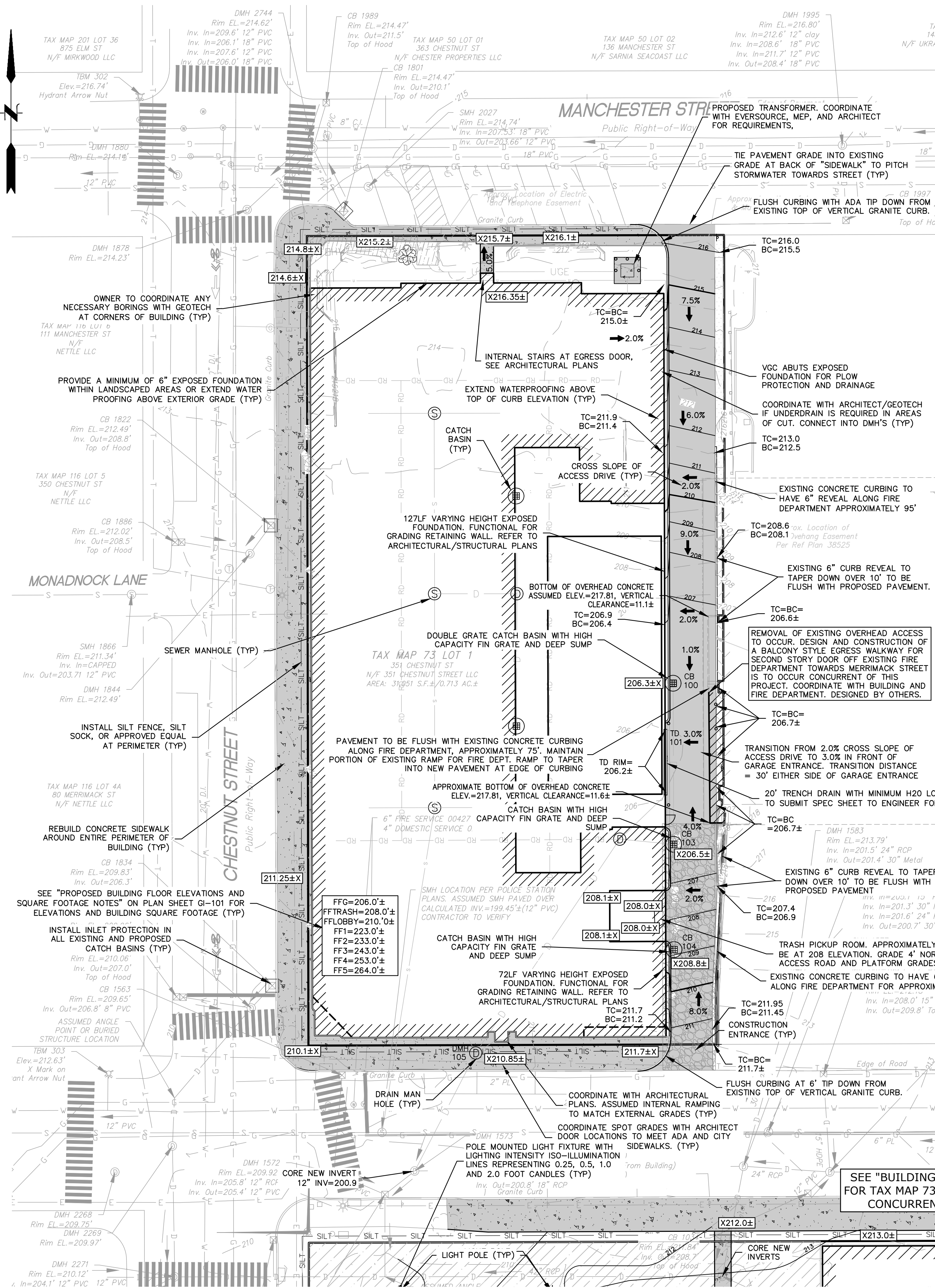


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LINCOLN AVENUE CAPITAL
BUILDING 1
CIVIL TRAFFIC
CIRCULATION PLAN
TAX MAP 73 LOT 1
351 CHESTNUT STREET
NEW HAMPSHIRE
MANCHESTER

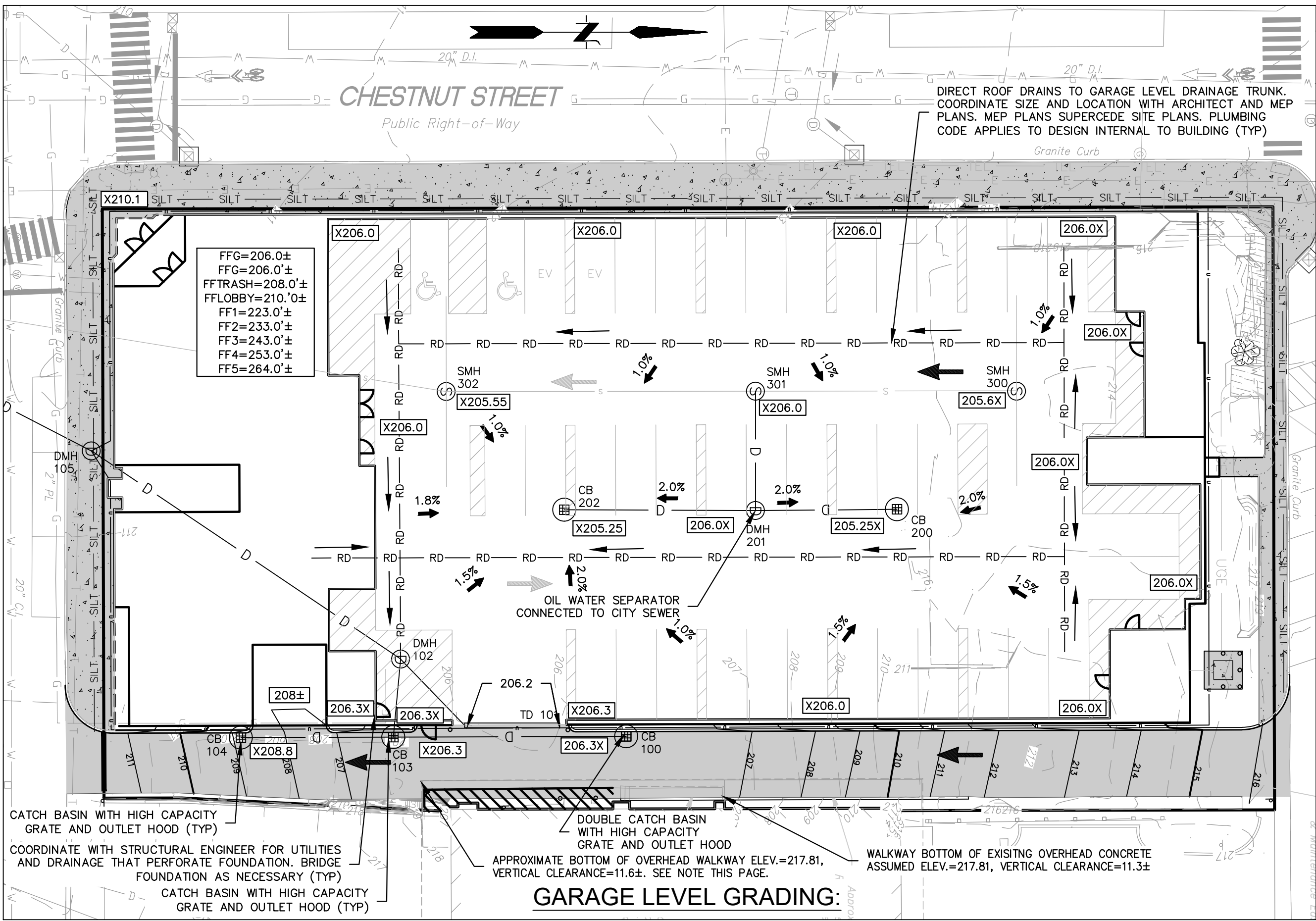
PROJ. No.: 20211191.A10
DATE: MAY 2022

CT-101



GRADING, DRAINAGE, AND EROSION CONTROL PLAN NOTES:

1. REFER TO SHEETS GI-101 THROUGH GI-103 FOR RELATED PLAN NOTES.



PROPOSED DRAINAGE STRUCTURE SCHEDULE FOR BUILDING 1:

DMH 1573
RIM ELEV.=209.80'
INV. IN (24" RCP) = 201.3' (PIPE SEALED OFF)
INV. IN (10" CLAY) =202.2' (TOP OF HOOD)
BRICK EXISTING INV. - FROM BUILDING
INV. IN (18" RCP) = 204.5' (PIPE SEALED OFF)
CORE NEW INV. IN (18" HDPE) = 200.9' (DMH 105)
INV. OUT = 208.8' 18" RCP

CB 100 - DOUBLE GRATE CB
WITH HIGH CAPACITY FIN TYPE GRATE
RIM ELEV. = 206.3
INV.OUT (12" HDPE) = 203.20 (CB 103)
L = 45', 12" HDPE, S = 0.005

TD 101 - TRENCH DRAIN
RIM ELEV. = 206.20'
INV.OUT (12" HDPE) = 202.85 (DMH 102)
L = 18', 12" HDPE, S = 0.005

DMH 102
RIM ELEV.=206.20'
INV.IN (12" HDPE) = 202.75' (TD 101)
INV.IN (12" HDPE) = 202.75' (CB 103)
INV.IN (12" HDPE) = 202.75' (ROOF DRAINS)
MATCH ALL CROWNS IN/OUT
INV.OUT (18" HDPE) = 202.25' (DMH 105)
L = 74', 18" HDPE, S = 0.005

CB 103 - WITH HIGH CAPACITY FIN TYPE GRATE
RIM ELEV. = 206.50'
INV.IN (12" HDPE) = 202.95 (CB 100)
INV.IN (12" HDPE) = 202.95 (CB 104)
INV.OUT (12" HDPE) = 202.85 (DMH 102)
L = 13', 12" HDPE, S = 0.005

DRAINAGE SCHEDULE NOTES:
SEE GENERAL NOTES PLAN SHEETS FOR ADDITIONAL NOTES AND INFORMATION

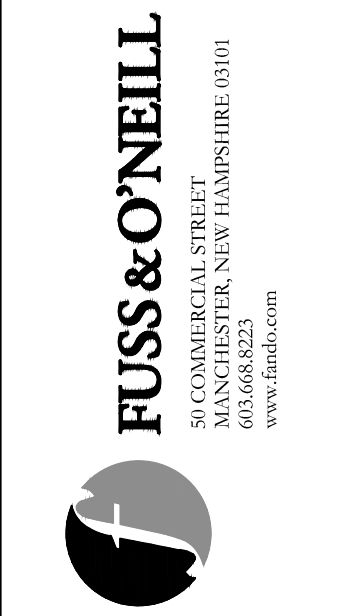
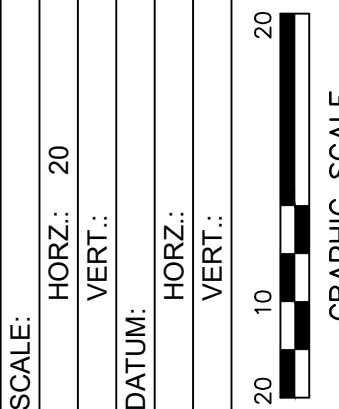
CB 104 - WITH HIGH CAPACITY FIN TYPE GRATE
RIM ELEV. = 208.80'
INV.OUT (12" HDPE) = 203.70' (CB 103)
L = 28', 12" HDPE, S = 0.025

DMH 105
RIM ELEV. = 210.85'
INV.IN (18" HDPE) = 201.85' (DMH 102)
INV.IN (6" HDPE) = 202.85' UNDERDRAINS (MATCH CROWNS)
INV.OUT (18" HDPE) = 201.75' (DMH 1573)
L = 36', 18" HDPE, S = 0.025

CB 200
RIM ELEV.=205.25'
INV.OUT (12" HDPE) = 201.35' (DMH 201)
L = 26', 12" HDPE, S = 0.02

DMH 201 - OIL WATER SEPARATOR FOR GARAGE
RIM ELEV. = 206.00'
INV.IN (12" HDPE) = 200.80' (CB 200)
INV.IN (12" HDPE) = 200.80' (CB 202)
INV.OUT (12" HDPE) = 200.70' (SMH 301)
L = 21', 12" HDPE, S = 0.005

CB 202
RIM ELEV. = 205.25'
INV.OUT (12" HDPE) = 201.10' (DMH 201)
L = 40', 12" HDPE, S = 0.005



LINCOLN AVENUE CAPITAL
BUILDING 1
CIVIL GRADING, DRAINAGE,
AND EROSION CONTROL PLAN
TAX MAP 73 LOT 1
351 CHESTNUT STREET
MANCHESTER

PROJ. No.: 20211191.A10
DATE: MAY 2022

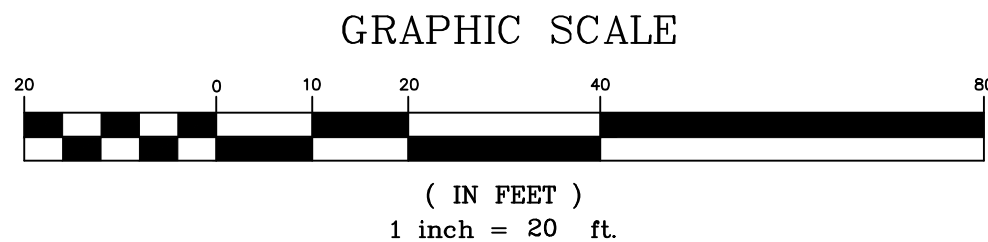
CG-101

DESIGNER REVIEWER

DESCRIPTION

DATE

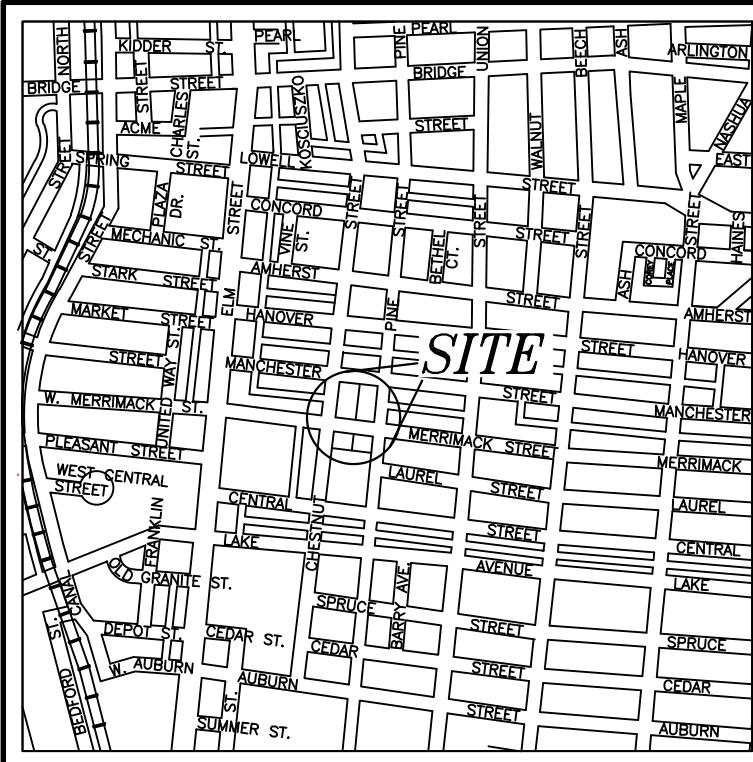
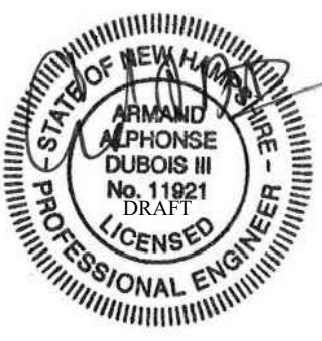
No.




1. REFER TO SHEETS GI-101 THROUGH GI-103 FOR RELATED PLAN NOTES.

(S PAGE)

1. MINIMUM 6.0' COVER OVER ALL SEWER LINES AND SEWER SERVICES.
2. IN AREAS WITH LESS THAN 6' COVER, INSTALL 2" THICK X 5' WIDE BLUEBOARD INSULATION ABOVE SEWER.
3. REFER TO DETAILS SHEET FOR STRUCTURE AND PIPE RUN DETAILS.
4. INSTALL CLEANOUTS AT ALL VERTICAL AND HORIZONTAL BENDS AND A MAXIMUM OF EVERY 75'.
5. SEE GENERAL NOTES PLAN SHEETS FOR ADDITIONAL NOTES AND INFORMATION

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GRAPHIC SCALE	

FUSS & O'NEILL



LINCOLN AVENUE CAPITAL
BUILDING 1

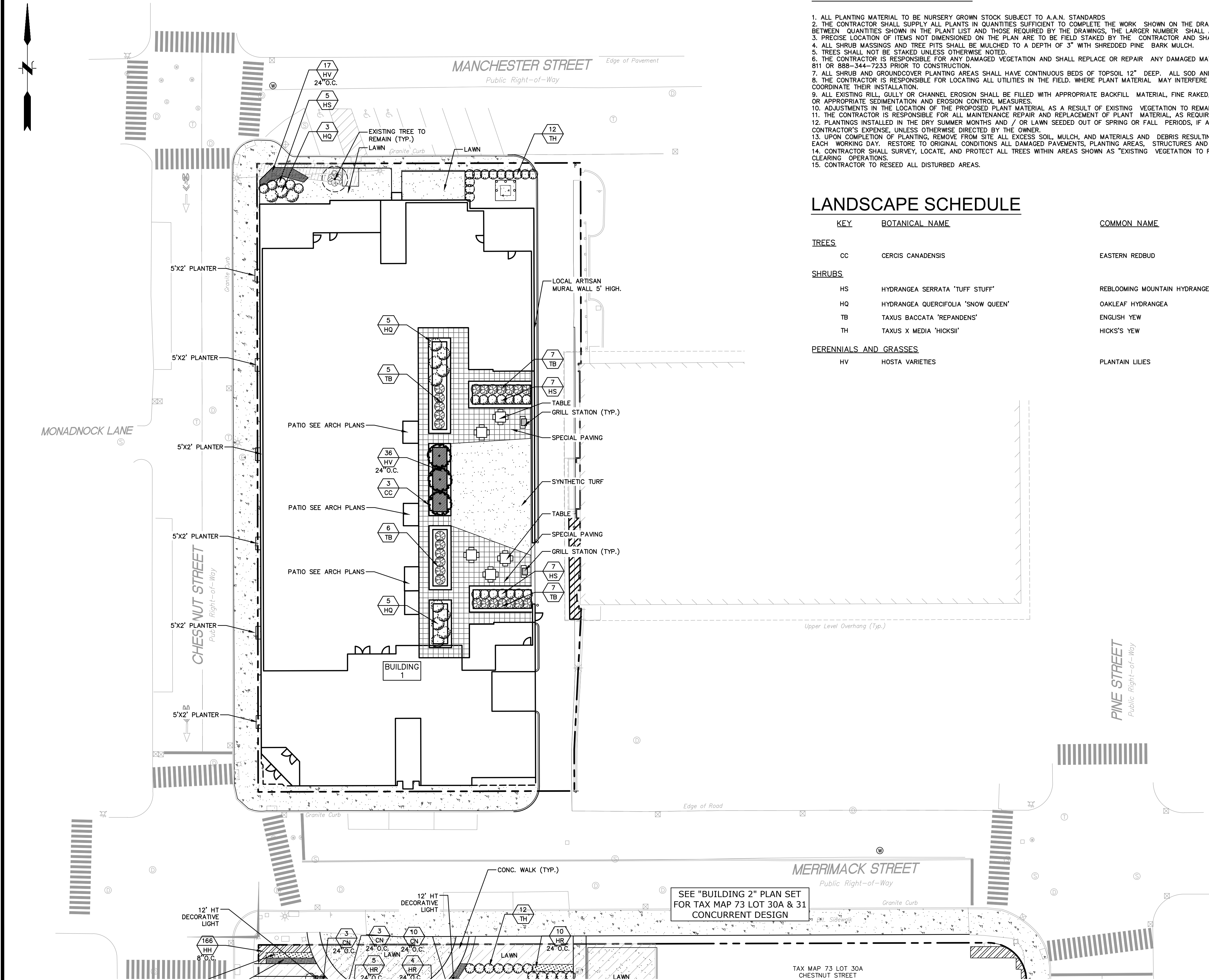
CIVIL UTILITY PLAN

TAX MAP 73 LOT 1

351 CHESTNUT STREET
NEW HAMPSHIRE

PROJ. No.: 20211191.A10
DATE: MAY 2022

CU-101



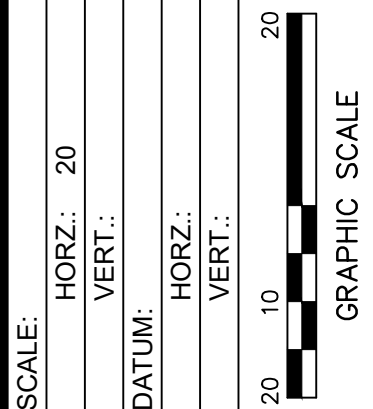
PLANTING NOTES:

1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
3. PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
4. ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
5. TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL, AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811 OR 888-344-7233 PRIOR TO CONSTRUCTION.
7. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOD AND HYDROSEED AREAS SHALL HAVE A MINIMUM TOPSOIL BED OF 6".
8. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
9. ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND / OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
10. ADJUSTMENTS IN THE LOCATION OF THE PROPOSED PLANT MATERIAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
12. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND / OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
13. UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
14. CONTRACTOR SHALL SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY L.A. PRIOR TO CLEARING OPERATIONS.
15. CONTRACTOR TO RESEED ALL DISTURBED AREAS.

LANDSCAPE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
CC	CERCIS CANADENSIS	EASTERN REDBUD	3	1 1/2" CAL
SHRUBS				
HS	HYDRANGEA SERRATA 'TUFF STUFF'	REBLOOMING MOUNTAIN HYDRANGEA	19	3 GAL.
HQ	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	OAKLEAF HYDRANGEA	13	3 GAL.
TB	TAXUS BACCATA 'REPANDENS'	ENGLISH YEW	25	3 GAL.
TH	TAXUS X MEDIA 'HICKSH'	HICKS'S YEW	12	5 GAL.
PERENNIALS AND GRASSES				
HV	HOSTA VARIETIES	PLANTAIN LILIES	53	1 GAL.

PLANS UNDER DESIGN
DEVELOPMENT. ISSUED
FOR INTERIM REVIEW
ONLY. NOT FOR
CONSTRUCTION



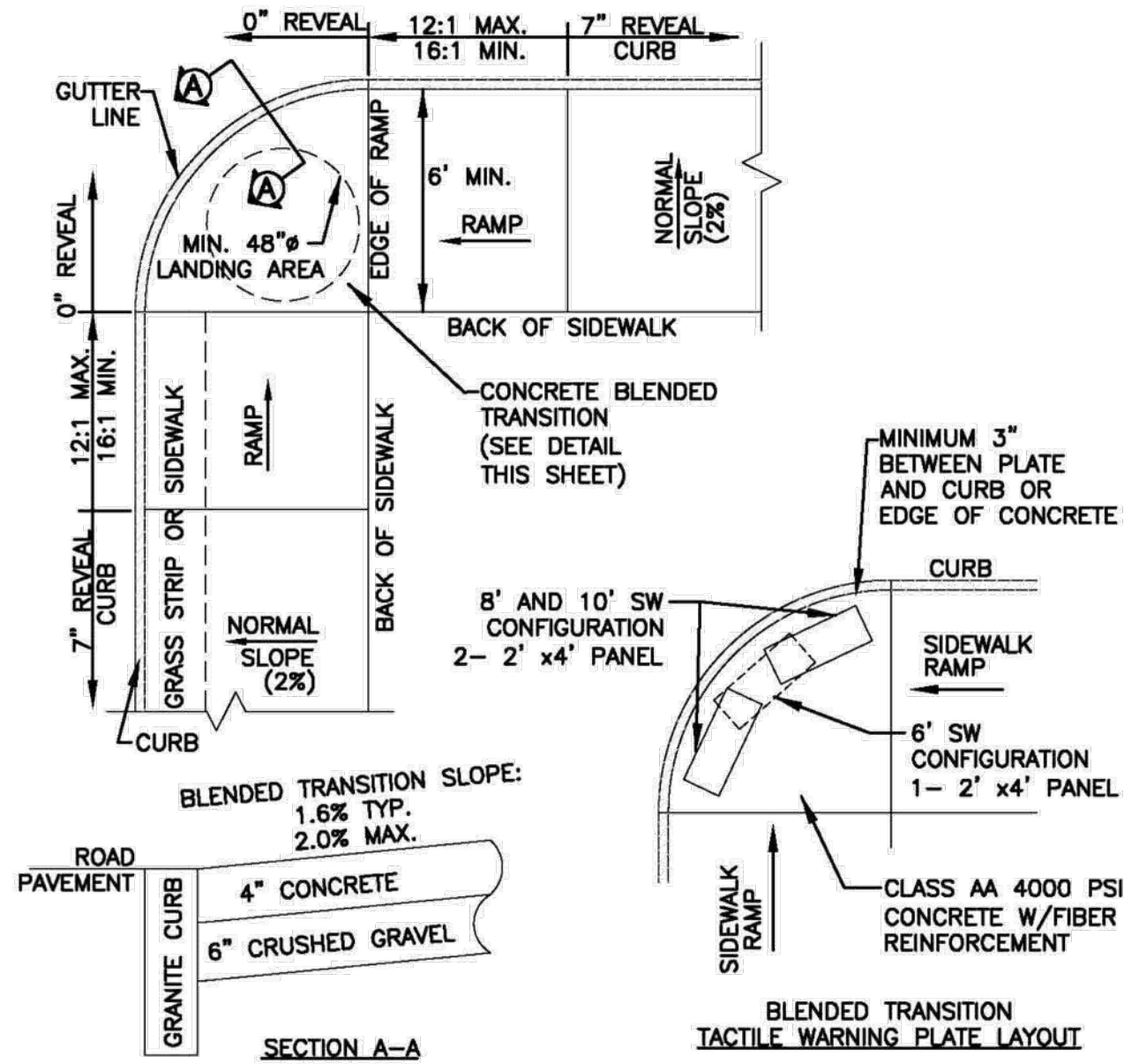
FUSS & O'NEILL
50 COMMERCIAL STREET
SUITE 200, NEW HAMPSHIRE 03101
603.668.8221
www.fussandoneill.com

LINCOLN AVENUE CAPITAL
BUILDING 1
LANDSCAPE
PLANTING PLAN
TAX MAP 73 LOT 1
351 CHESTNUT STREET
NEW HAMPSHIRE

PROJ. No.: 20211191.A10
DATE: MAY 2022

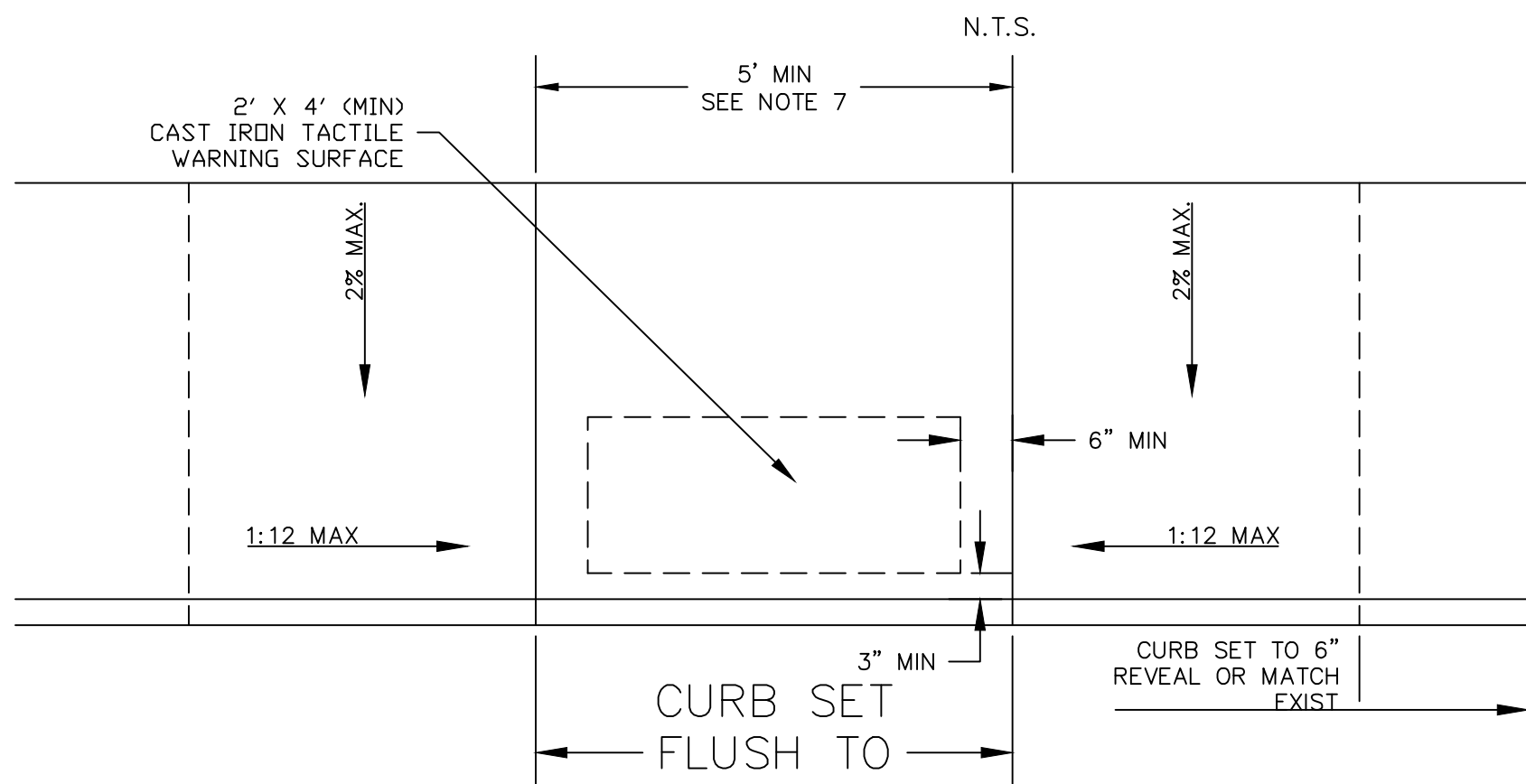
LP-101





1. SLOPE OF RAMP VARIES WITH SIDEWALK WIDTH AND HEIGHT, WITH A MAXIMUM SLOPE OF 12:1 AND MINIMUM SLOPE OF 16:1.
2. A BROOM FINISH PARALLEL TO THE TACTILE WARNING PLATE SHALL BE USED ON PORTLAND CEMENT CONCRETE RAMPS.
3. INTERCEPT DRAINAGE ALONG THE CURB IN ADVANCE OF THE BLENDED TRANSITION.
4. MAINTAIN 0" OF CURB REVEAL AT THE BLENDED TRANSITION. (SEE SECTION A-A)
5. A MINIMUM OF 5 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (IE. HYDRANTS, UTILITY POLES, SIGNS, ETC.)
6. FOR PURPOSES OF THE TACTILE PLATE LAYOUT, THE WIDTH OF THE SIDEWALK (SW) SHALL BE CONSIDERED THE WIDTH INCLUDING THE GRASS PANEL.

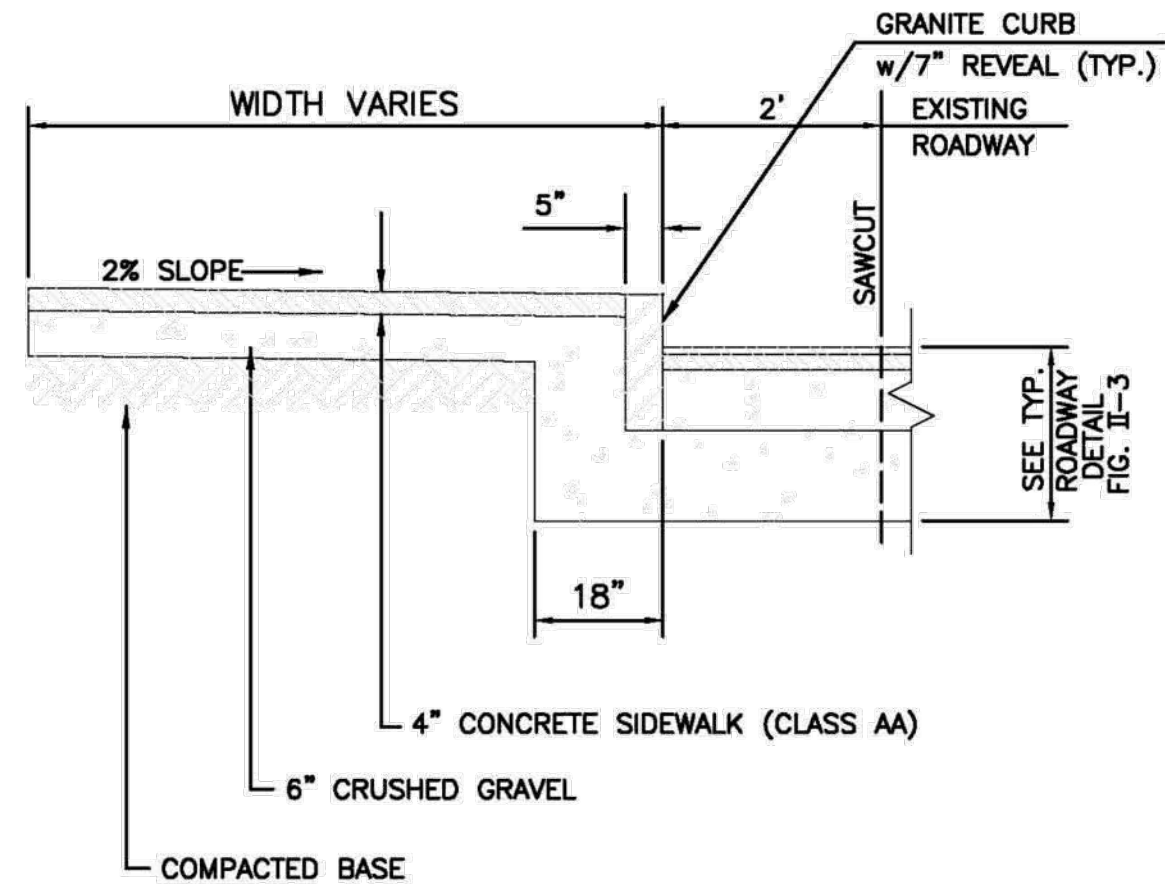
Corner Sidewalk Ramp
N.T.S.



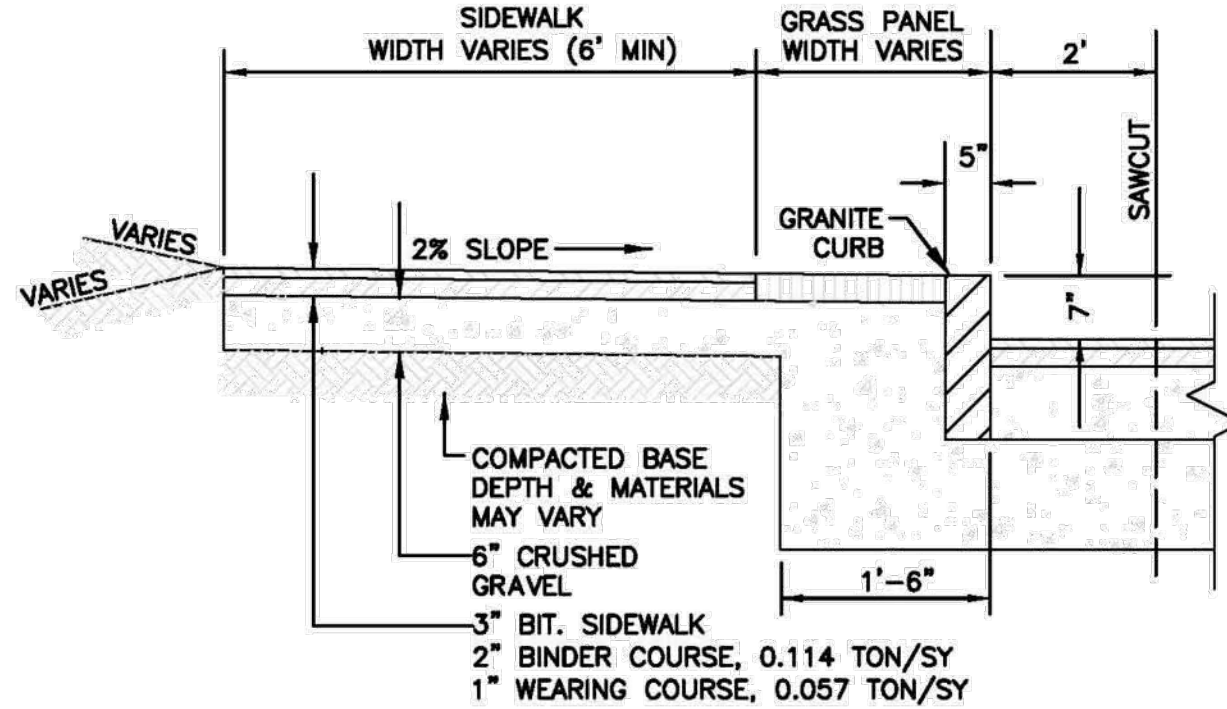
DETAIL PLACEMENT OF TACTILE SURFACE

1. SLOPE OF RAMP VARIES WITH SIDEWALK WIDTH AND HEIGHT, WITH A MAXIMUM SLOPE OF 12:1 AND MINIMUM SLOPE OF 16:1
2. A BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP SHALL BE USED ON PORTLAND CEMENT CONCRETE RAMPS
3. MAINTAIN THE NORMAL GUTTER PROFILE THROUGH THE RAMP AREA
4. INTERCEPT DRAINAGE ALONG THE CURB IN ADVANCE OF THE RAMP
5. MAINTAIN 0" OF CURB REVEAL AT THE RAMP
6. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED BY ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (IE. HYDRANTS, UTILITY POLES, SIGNS, ETC.)
7. A WIDTH OF LESS THAN 5 FEET MAY BE PERMISSIBLE AT THE CITY'S DISCRETION. DIMENSIONS THAT DO NOT COMPLY WITH ADA TITLE III REGULATIONS WILL NOT BE ALLOWED
8. CROSS SLOPE WITHIN ACCESSIBLE ROUTE SHALL NOT EXCEED 2%.

TYPICAL SIDEWALK RAMP



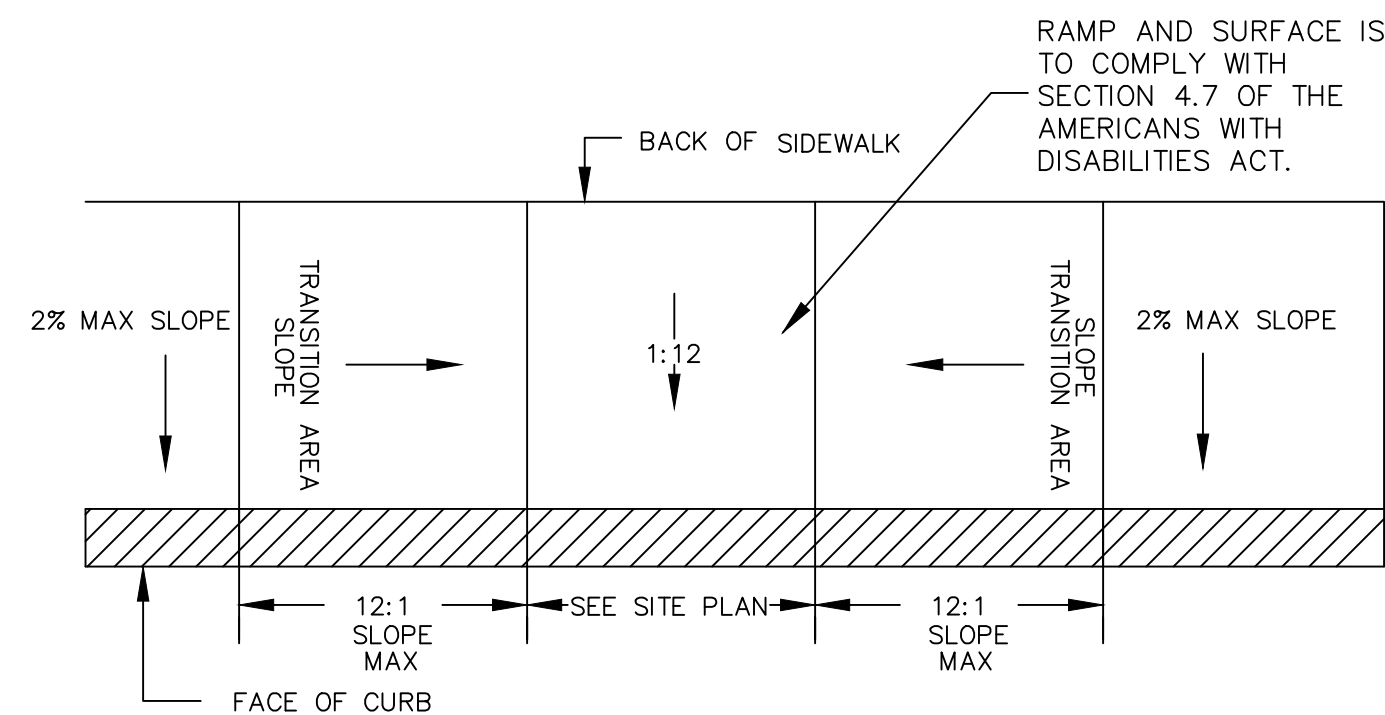
Concrete Sidewalk Detail



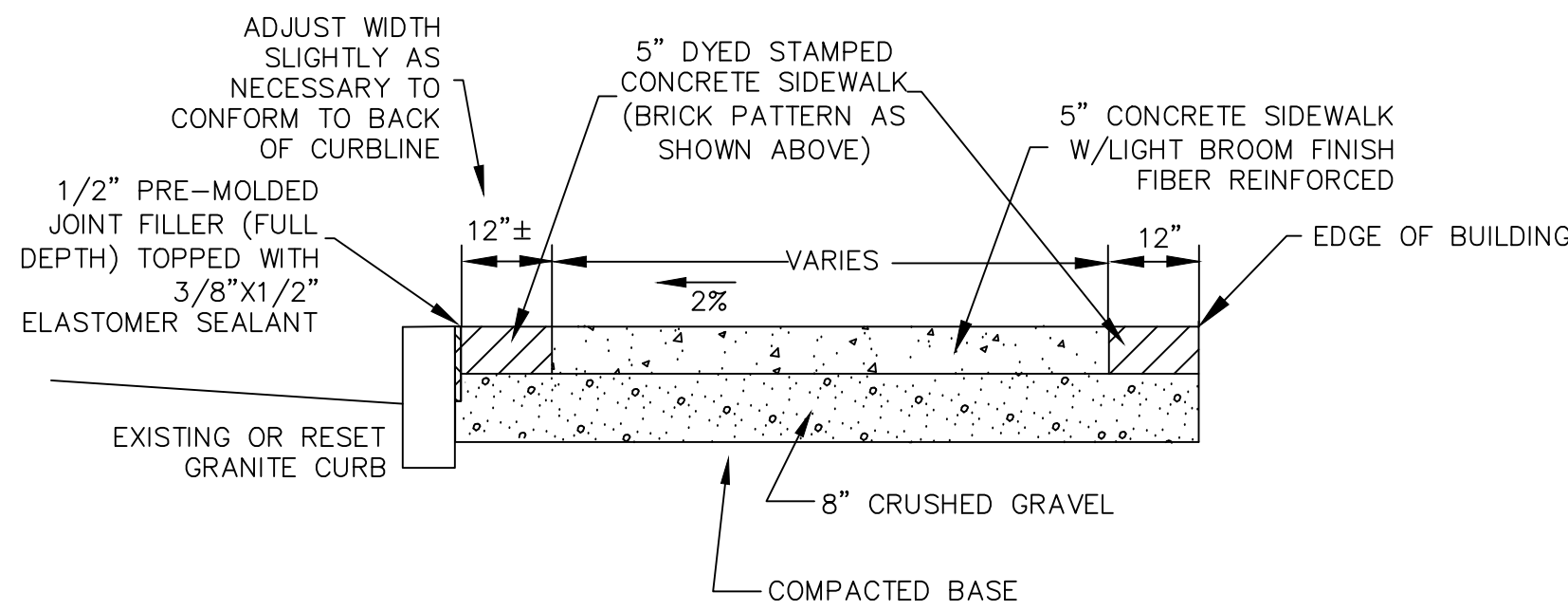
1. ALL PROPOSED NEW ROADWAYS SHALL USE A 6 FOOT SIDEWALK AND 4 FOOT GRASS PANEL CONFIGURATION.
2. LIGHT POLES AND MAILBOXES SHALL BE PLACED IN GRASS PANEL AREA. WHEN GRASS PANEL DOES NOT EXIST, THE WIDTH OF SIDEWALK BEHIND THE STRUCTURE SHALL NOT BE LESS THAN 5 FEET.
3. DEPENDING ON RIGHT OF WAY CONSTRAINTS AND OTHER LOCAL CONDITIONS, GRASS PANEL MAY BE REDUCED OR ELIMINATED, FINAL DETERMINATION TO BE MADE BY THE ENGINEER.
4. BINDER AND WEARING COURSES SHALL CONFORM TO MIX FORMULAS OUTLINED IN SECTION 608 OF THE STANDARD SPECIFICATIONS.

BITUMINOUS SIDEWALK
© 1980 (DETAILS) Streets - Sidewalks (608-1 SIDEWALK.DWG)

NOT TO SCALE
FIGURE 608-1

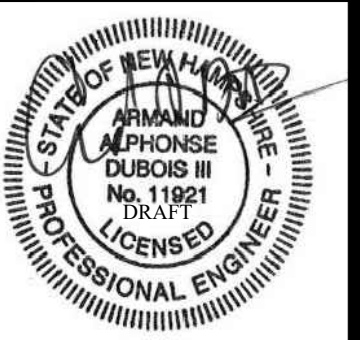


Handicap Sidewalk Ramp
N.T.S.



- NOTES:
1. CONTRACTOR TO CONSTRUCT 10' SECTION OF SIDEWALK AT LOCATION TO BE AGREED UPON FOR REVIEW BY CITY AND CONTRACTOR PRIOR TO FULL SIDEWALK CONSTRUCTION.
 2. CONCRETE SIDEWALKS SHALL BE SEALED ACCORDING TO CITY OF MANCHESTER SPECIFICATIONS.
 3. INTEGRAL COLOR COLORANT SHALL BE L.M. SCOFIELD, CO CHROMIX ADMIXTURE OR APPROVED EQUAL. 'BURNT RED' COLOR DYED THROUGHOUT. REVIEW OF THE COLOR IS TO BE CONFIRMED WITH DPW AND PCO.
 4. BRICK PATTERN TO BE CREATED USING SCOFIELD SYSTEMS LITHOTEX PAVECRAFTERS TRADITIONAL BRICK PATTERNS "NEW BRICK - SOLDIER BORDER" AND "NEW BRICK - SAILOR BORDER" OR EQUAL. CUSTOM EQUIVALENT PATTERN MAY BE SUBSTITUTED.
 5. 12" TEXTURED CONCRETE TO BE CAST FIRST AND INTERIOR CONCRETE TO BE CAST ADJACENT TO BRICK COURSE. PLASTIC COVERING IS RECOMMENDED TO PROTECT BRICK DURING INTERIOR SIDEWALK PLACEMENT.
 6. THE STAMPED CONCRETE SHALL BE CONSTRUCTED BY AN ACI FLATWORK EXPERIENCED CONTRACTOR WHICH CAN PROVIDE A SAMPLE OF SIMILAR PREVIOUS WORK.
 7. CONCRETE TO BE FIBROUS REINFORCED PROVIDED BY PROPEX "FIBERMESH" (OR EQUAL) PER MANUFACTURERS RECOMMENDATION.

Concrete Sidewalk Detail
N.T.S.
This detail to be used along Canal, W. Auburn, and Depot Streets



SCALE:	HORZ.:	VERT.:
	DATUM:	
	HORZ.:	VERT.:
	NAV/D88	
	GRAPHIC SCALE	



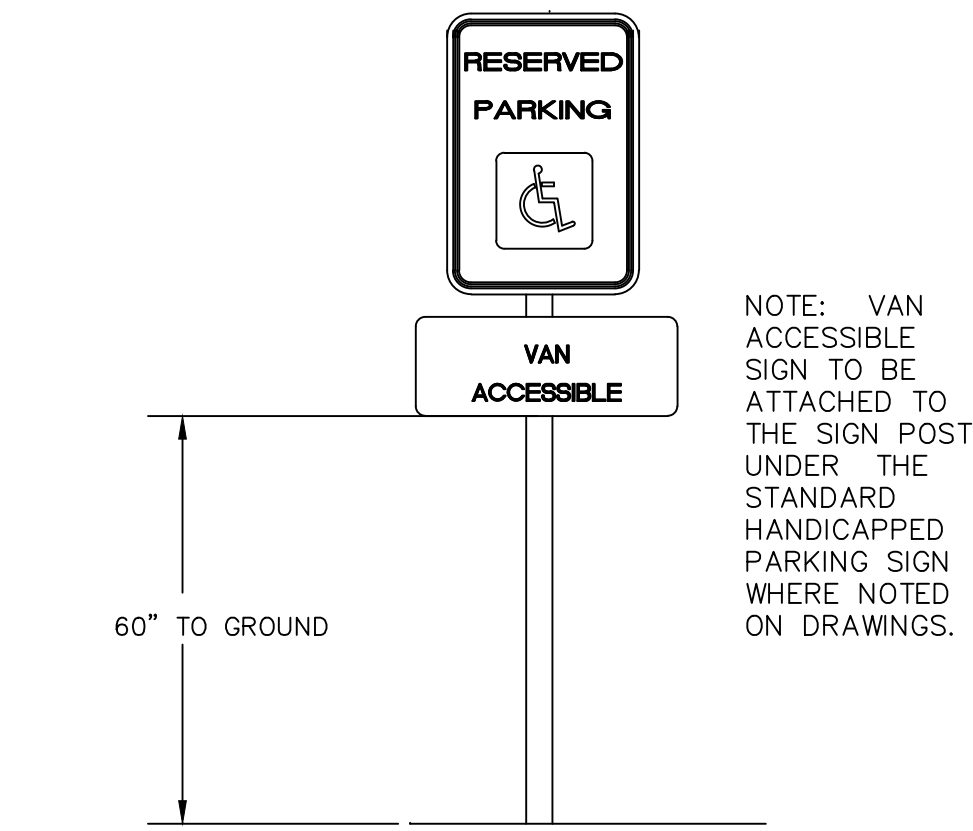
RESIDENCES AT CHESTNUT
BUILDING 1
CIVIL DETAILS
SIDEWALK & SITE
TAX MAP 73 LOT 1
351 CHESTNUT STREET
MANCHESTER
NEW HAMPSHIRE

PROJ. No.: 20211191.A10
DATE: MAY 2022

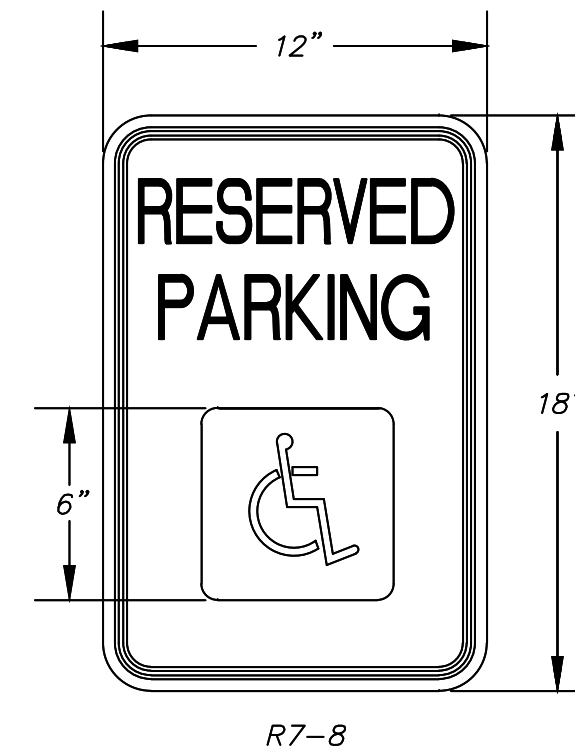
CD-502

Technical drawing of a trapezoidal cross-section. The top width is $1 \frac{1}{4}$ " and the bottom width is $3 \frac{1}{8}$ ". The height is $1 \frac{9}{16}$ ". The slant side length is $.164$ ".

90° CUT
OPTIONAL

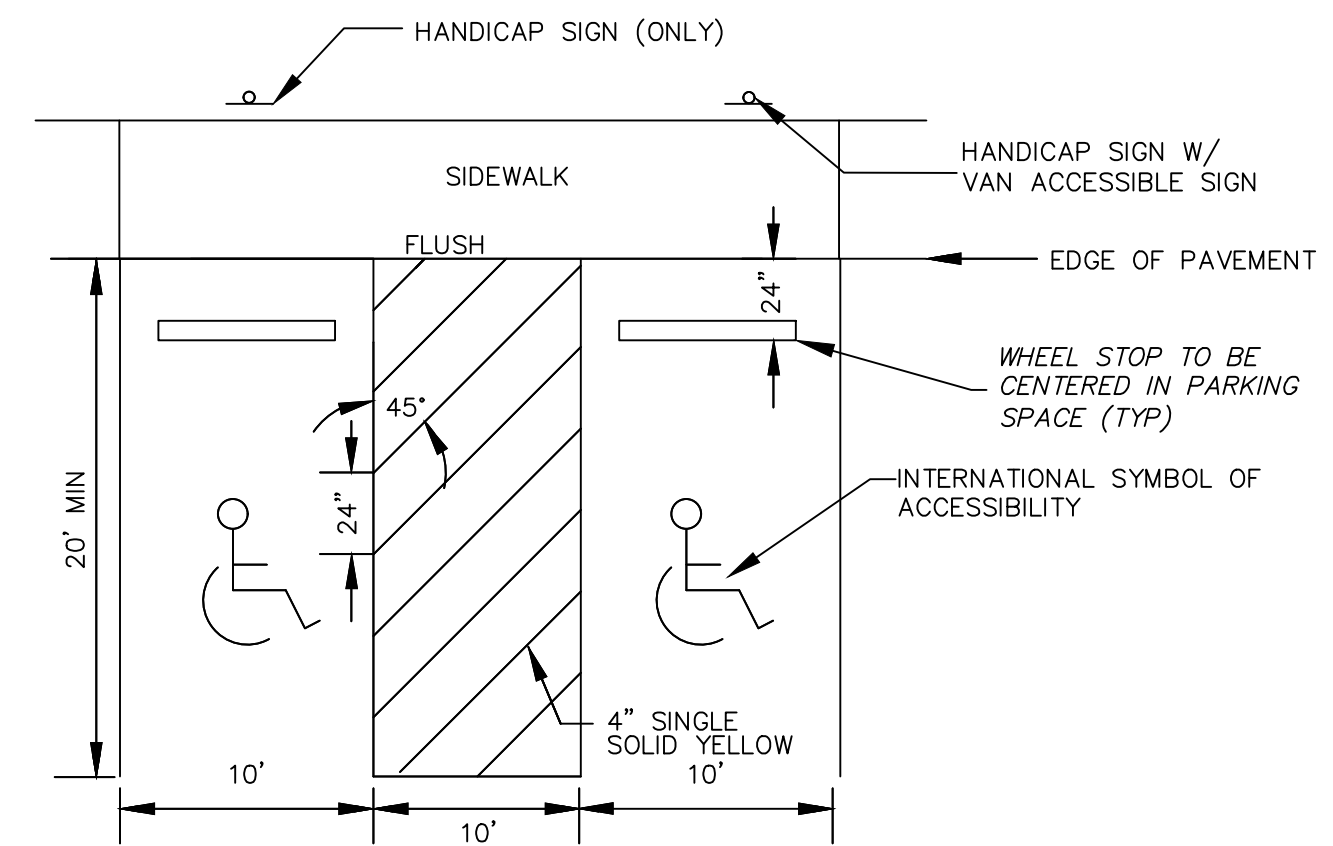


Reserved Parking – Handicap &
Van Accessible Sign N.T.S.

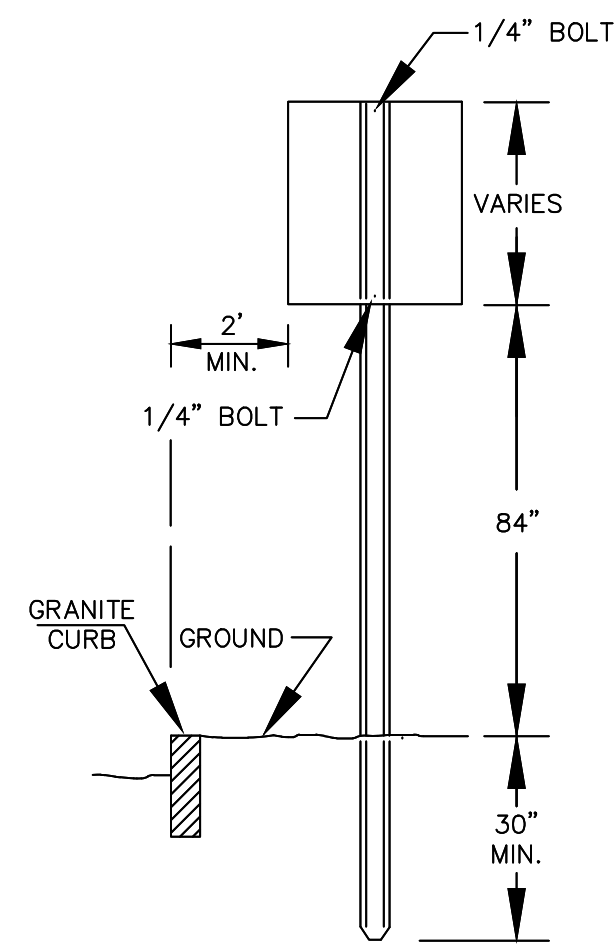


Reserved Parking
Handicap Sign

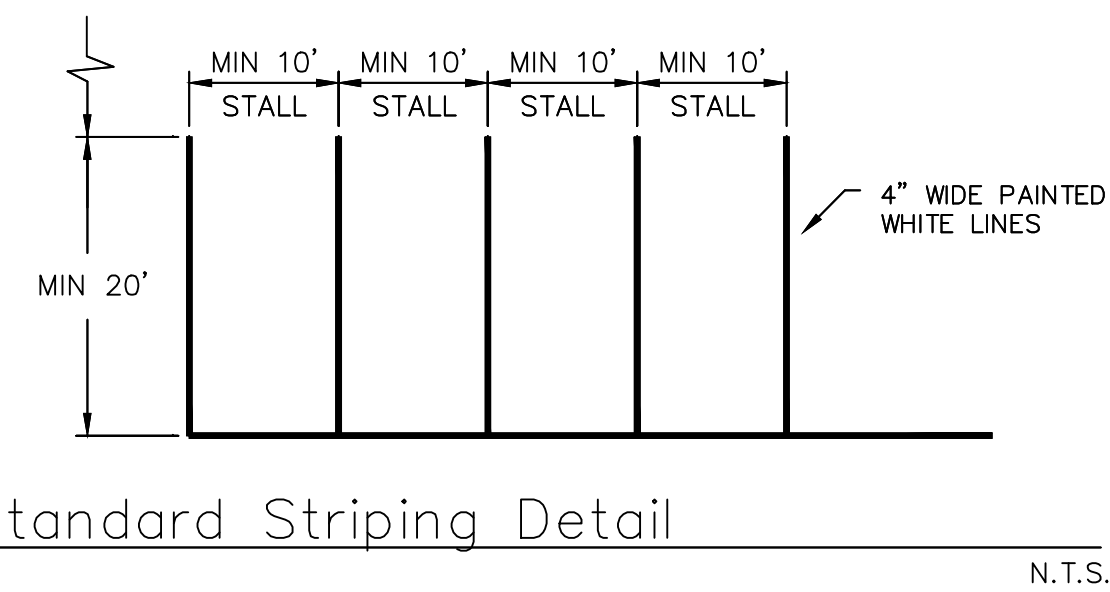
N.T.S.



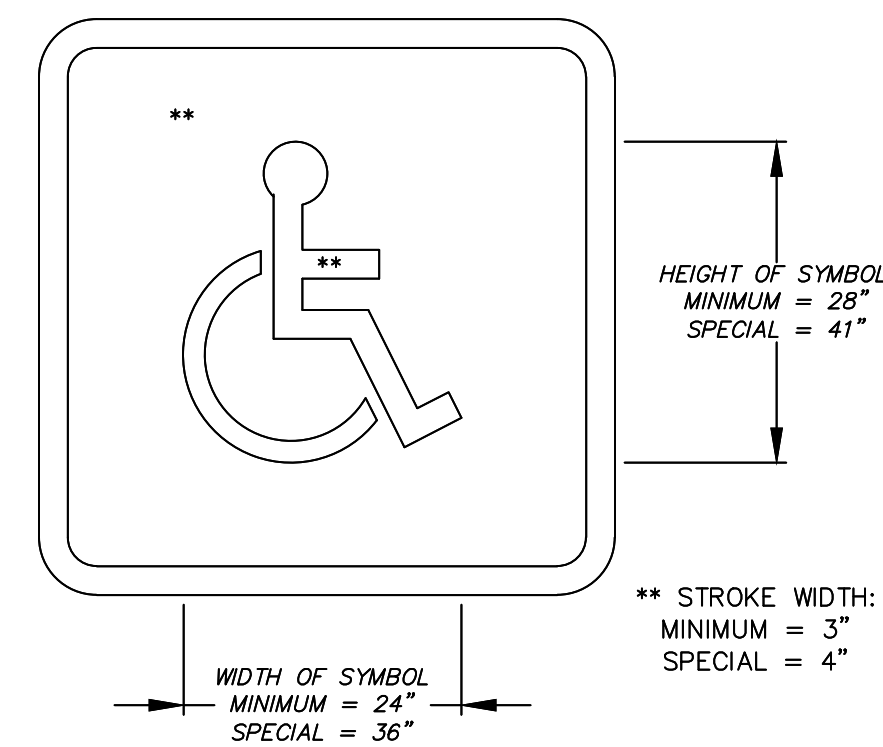
Handicap Parking Space Detail (Van Accessible)



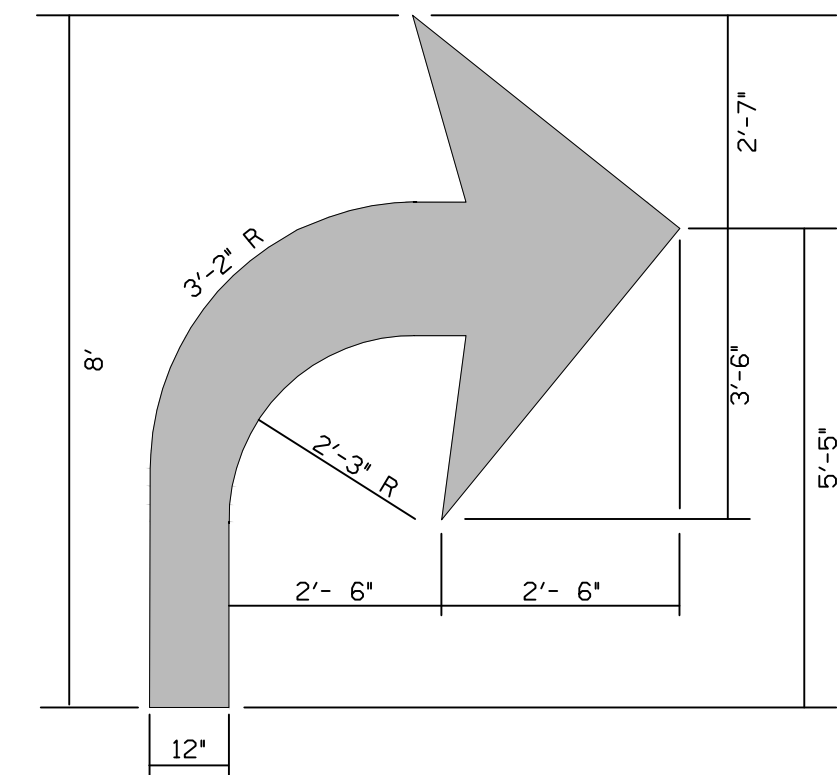
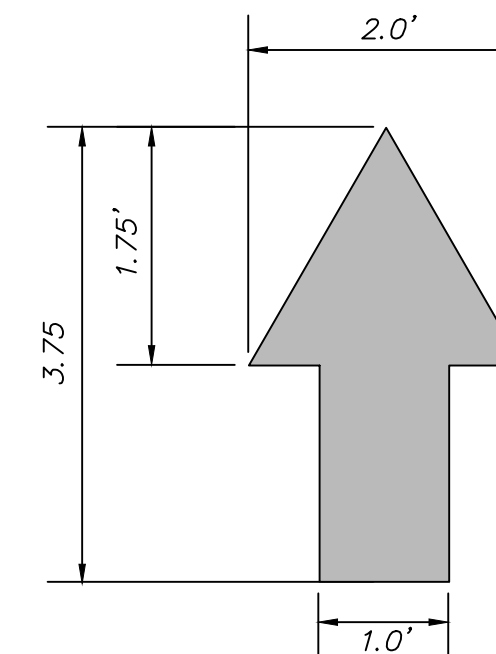
- NOTES
1. POSTS SHALL BE PLUMB; ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED.
2. POSTS MAY BE SET OF DRIVEN. WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH; AFTER INSERTING POSTS, THE HOLES SHALL BE BACK FILLED WITH SUITABLE MATERIAL IN LAYERS NOT TO EXCEED A 6" DEPTH, THOROUGHLY COMPACTED.
3. CARE SHALL BE TAKEN TO PRESERVE THE ALIGNMENT OF THE POST. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST; BATTERED HEADS WILL NOT BE ACCEPTED.
4. POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
5. SIGNS SHALL BE ERRECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.



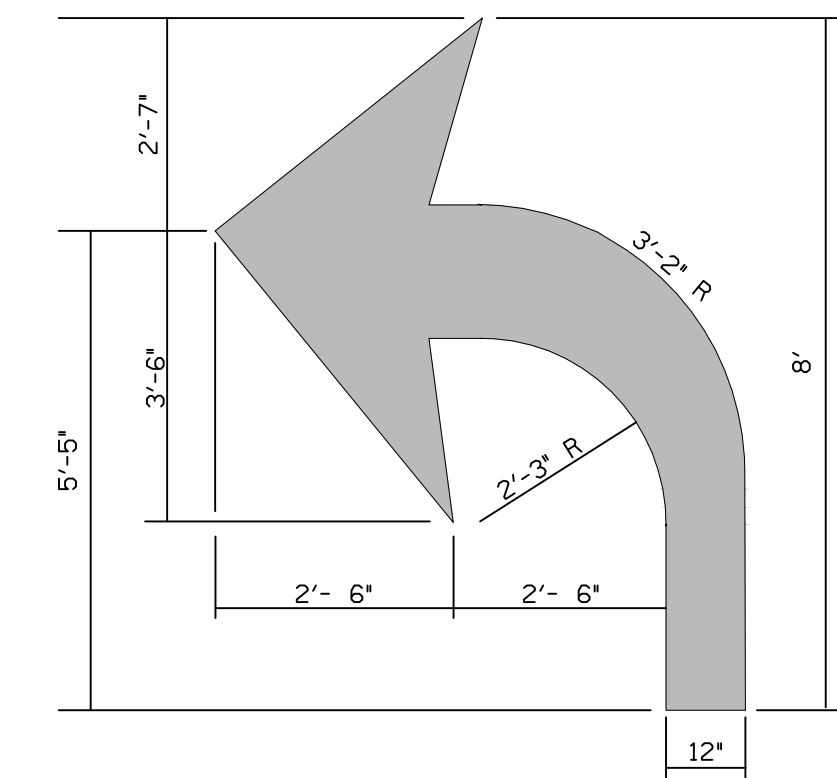
Standard Striping Detail



Int'l Symbol of Accessibility Marking
N.T.S.



ONLY
PAY QUANTITY = 22.3 FT²



TURN ARROW
PAY QUANTITY = 17.0 FT²

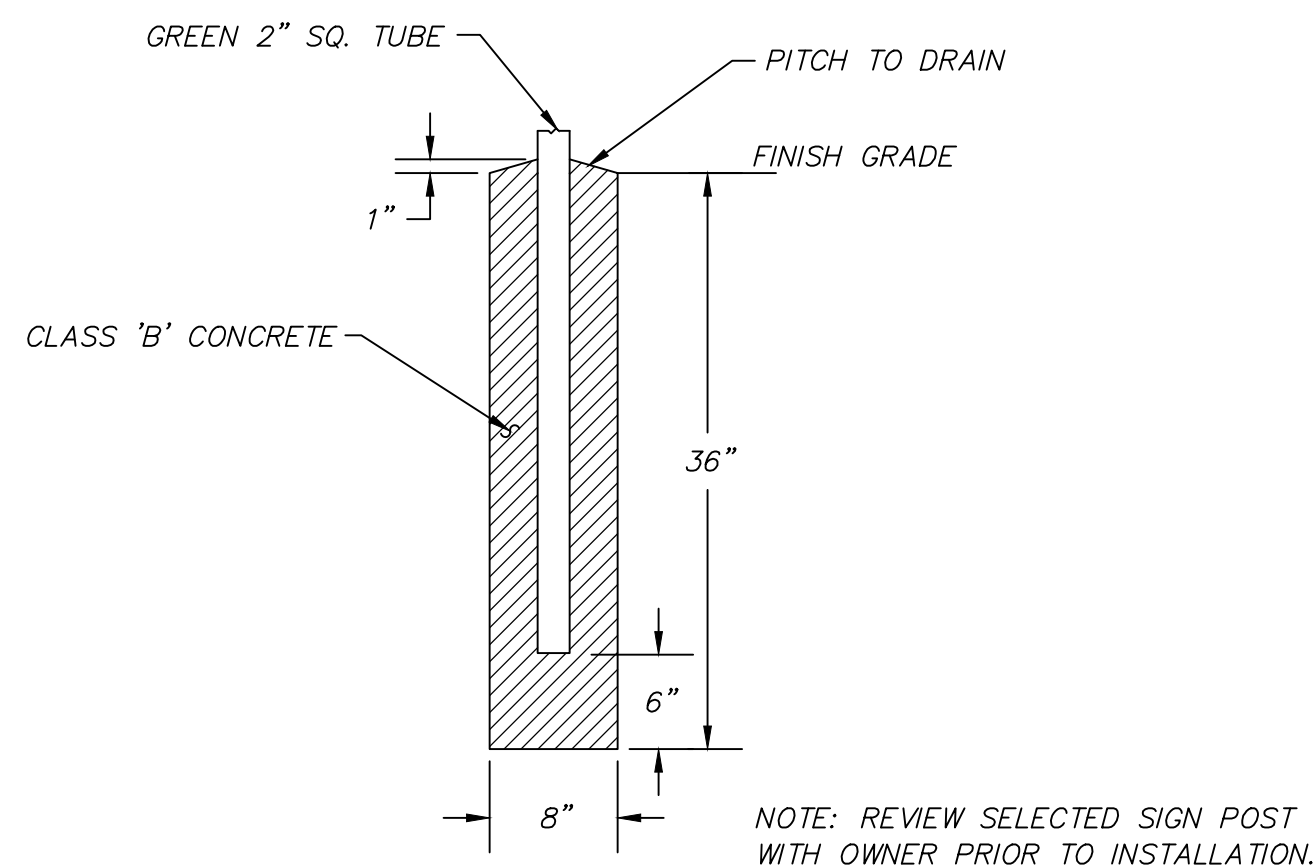
1. ALL WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE LATEST VERSION OF THE TFCO.
2. MULTI-WORD MESSAGES SHALL READ 'UP'; THAT IS, THE FIRST WORD SHALL BE NEAREST THE APPROACHING DRIVER.
3. THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, AND SHALL NOT BE USED ADJACENT TO A BROKEN LINE. A WORD/SYMBOL SHALL PRECEED THE WORD "ONLY".
4. COMBINATION ARROWS MAY BE COMPRISED OF 2 SINGLE ARROWS (e.g. TURN AND THROUGH ARROWS). HOWEVER, THE SHAFTS OF THE ARROWS SHALL COINCIDE AS SHOWN.
5. PREFORMED WORDS AND SYMBOLS SHALL BE PRE-CUT BY THE MANUFACTURER.
6. WRONG-WAY ARROWS SHALL NOT BE SUBSTITUTED FOR THROUGH ARROWS.
7. ALL STOP BARS, WORDS, SYMBOLS AND ARROWS SHALL BE THERMOPLASTIC.

Pavement Markings

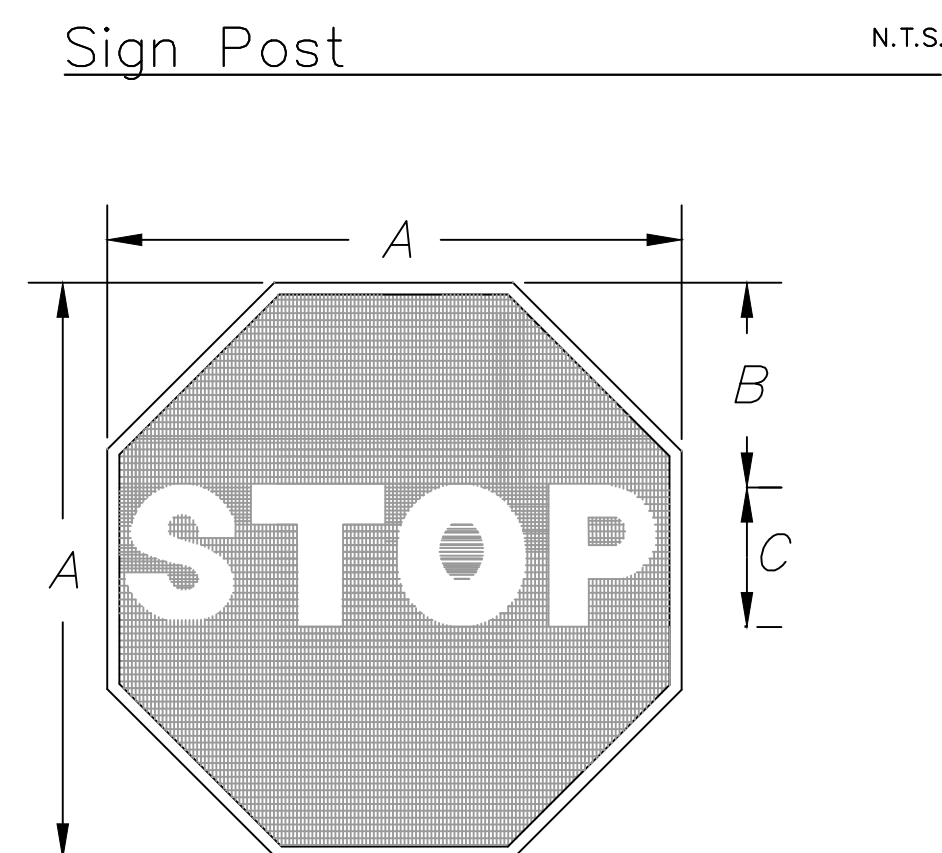
N.T.S.



R3-2 No Left Turn Sign
N.T.S.



 Traffic Sign Post

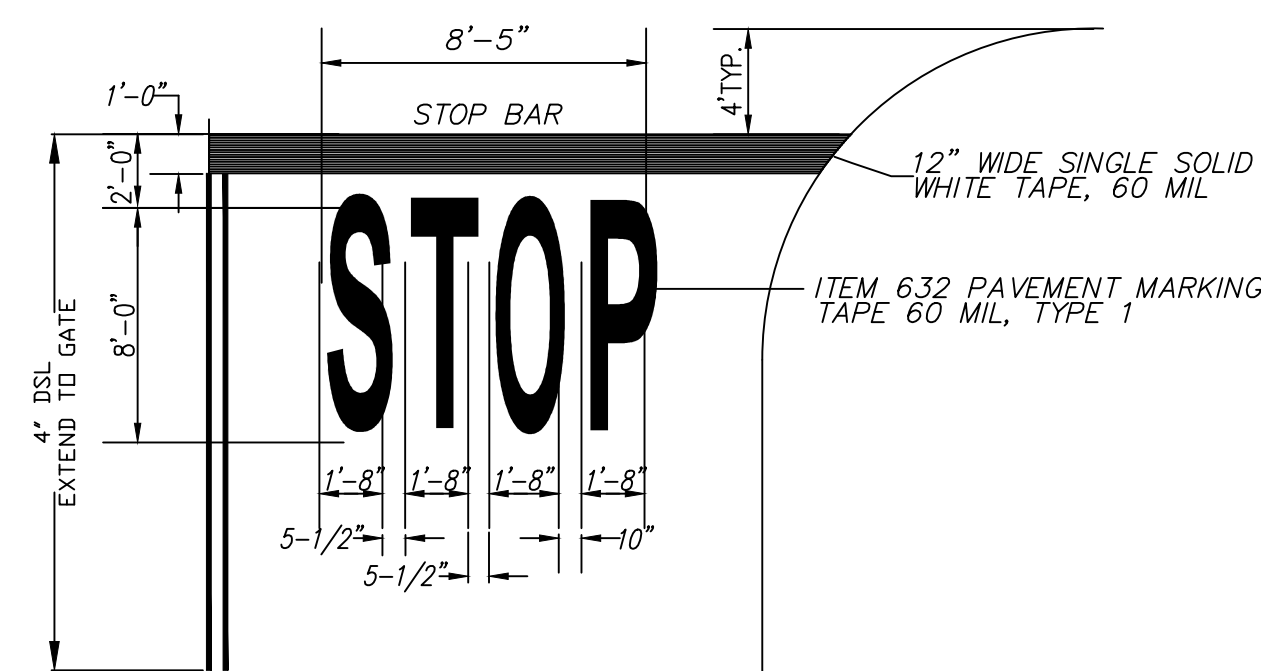


R1-1

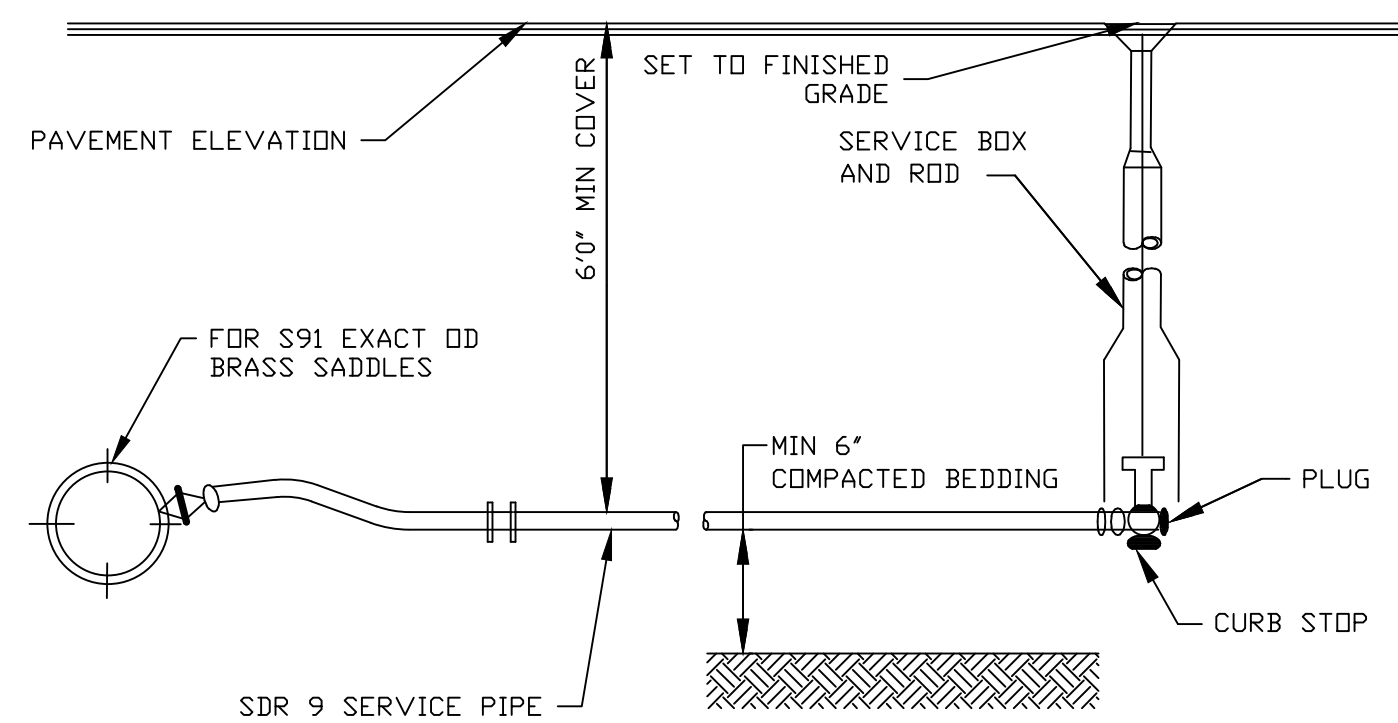
<i>SIGN</i>	<i>DIMENSIONS (INCHES)</i>				
	<i>BIKE</i>	<i>MIN</i>	<i>STD</i>	<i>EXPWY</i>	<i>SPECIAL</i>
<i>A</i>	<i>18</i>	<i>24</i>	<i>30</i>	<i>36</i>	<i>48</i>
<i>B</i>	<i>6</i>	<i>8</i>	<i>10</i>	<i>12</i>	<i>16</i>
<i>C</i>	<i>6</i>	<i>8</i>	<i>10</i>	<i>12</i>	<i>16</i>

COLORS
LEGEND - WHITE (REFL)
BACKGROUND - RED (REFL)

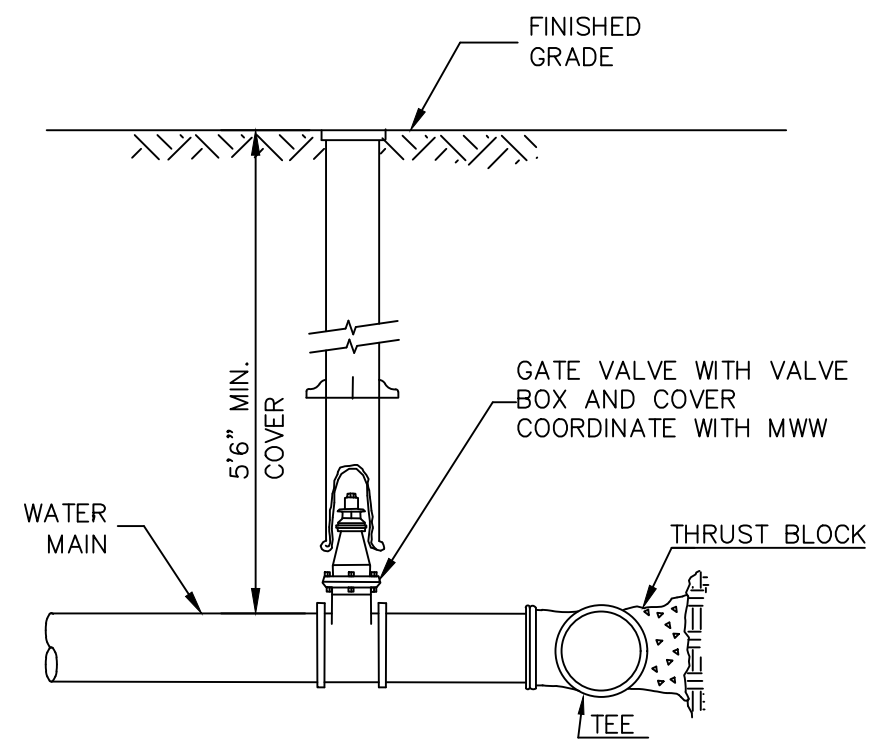
21 Stop Sign
02890 N.T.S.



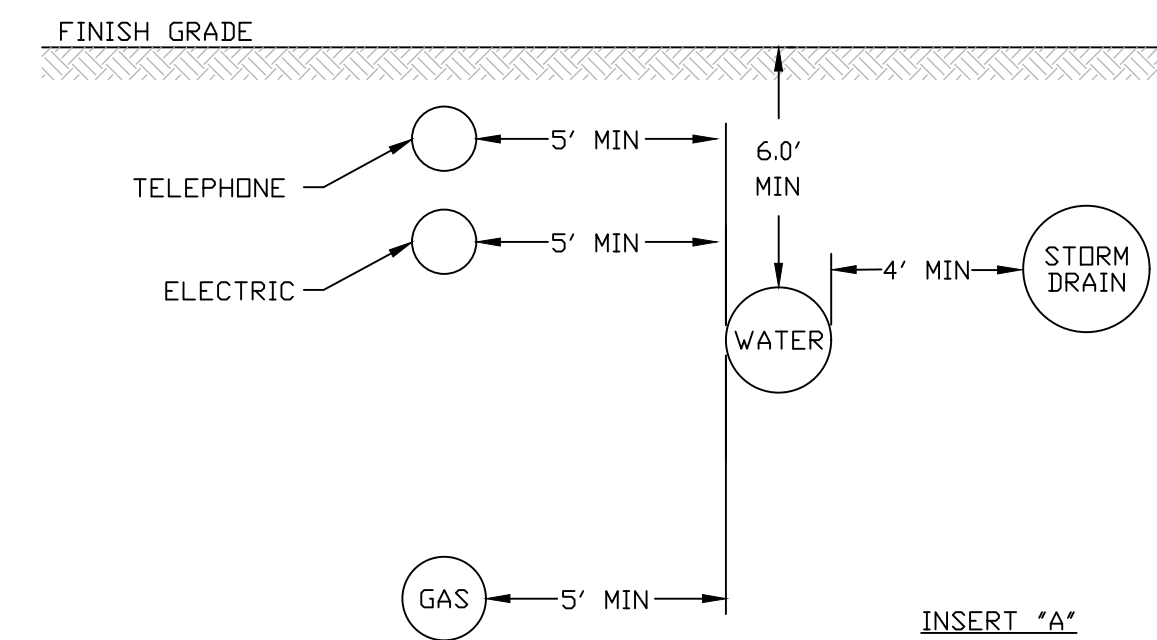
7 Typical Stop Bar
02760 N.T.S.



Typical Water Service Connection
N.T.S.



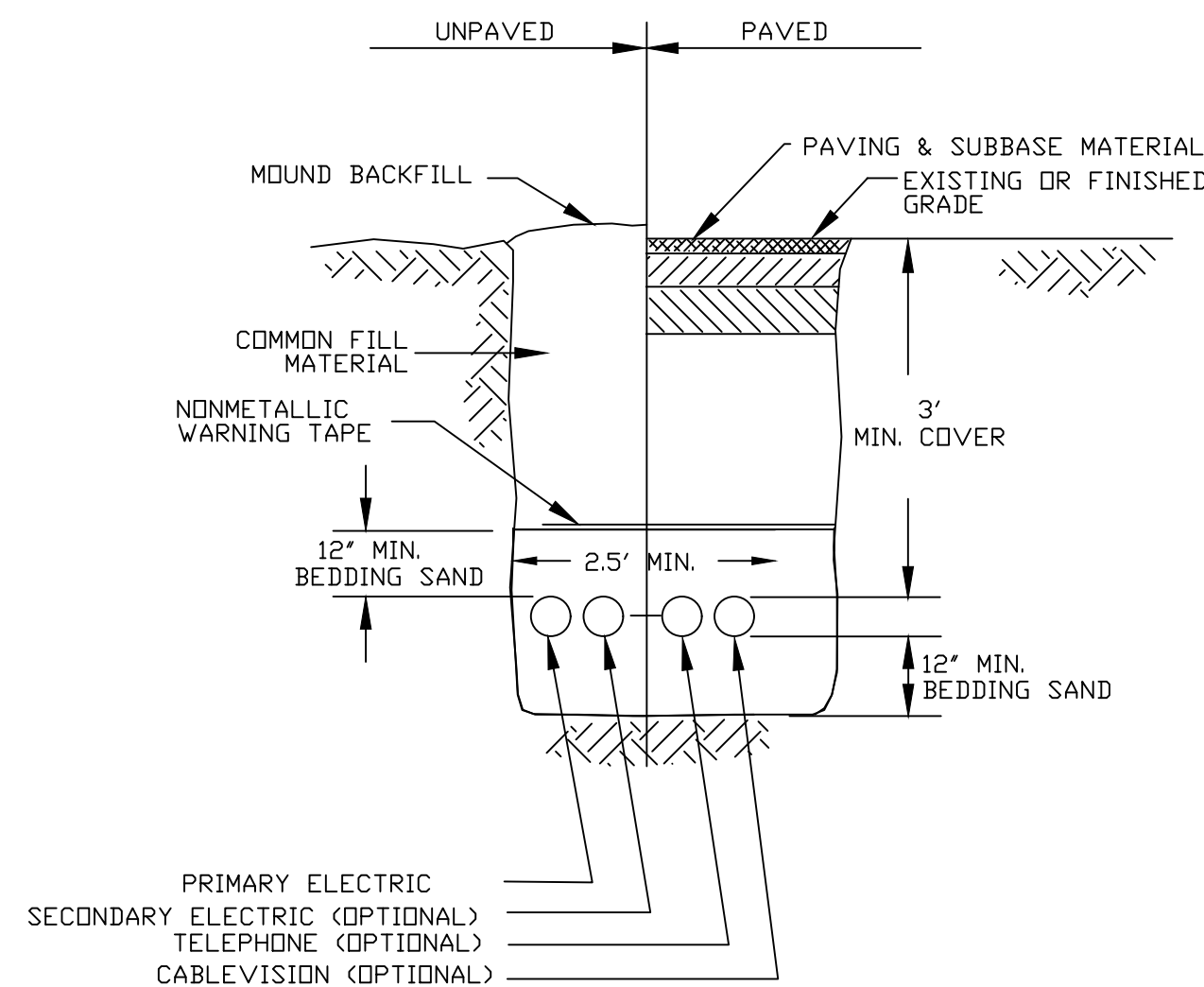
Buried Gate Valve Detail



NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO MMW TECHNICAL SPECIFICATIONS.
2. ALL WATER MAINS SHOULD HAVE A MINIMUM DEPTH OF 6.0 FROM TOP OF PIPE TO FINISH GRADE.
3. AT CROSSINGS WHERE 10' HORIZONTAL SEPARATION IS NOT POSSIBLE, 6" VERTICAL SEPARATION SHALL BE PROVIDED. SEE INSERT "A".
4. A MINIMUM 10' HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL WATER AND SEWER UTILITIES. AT MAIN AND SERVICE CROSSINGS WHERE 10' HORIZONTAL SEPARATION IS NOT POSSIBLE, AN 18" VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER OVER SEWER.

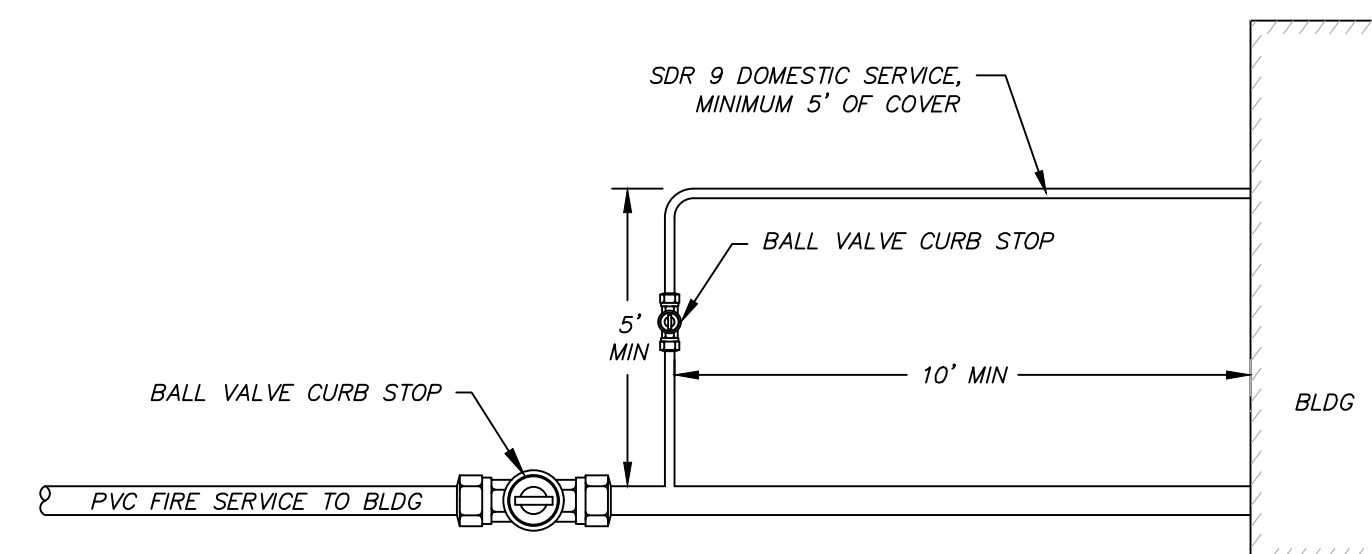
Water Main—Numerous Details Separation
N.T.S.



Utility Trench

UTILITY TRENCH MAY VARY. CONTRACTOR SHALL COORDINATE INSTALLATION WITH EACH UTILITY COMPANY AND INSTALL PER THEIR SPECIFICATIONS AND REQUIREMENTS.

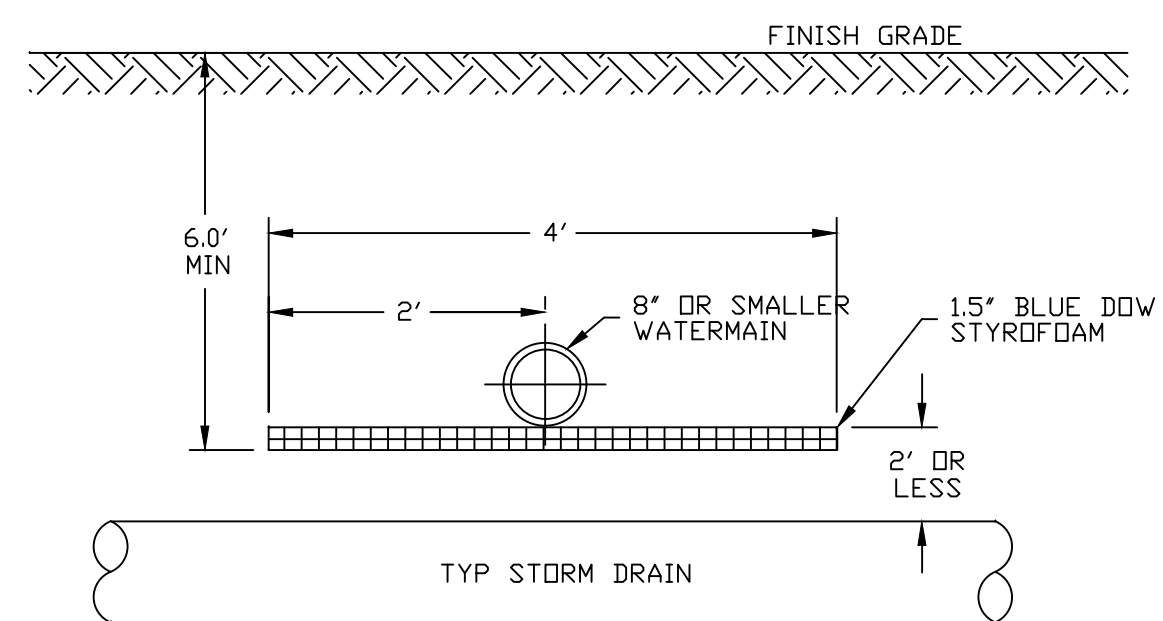
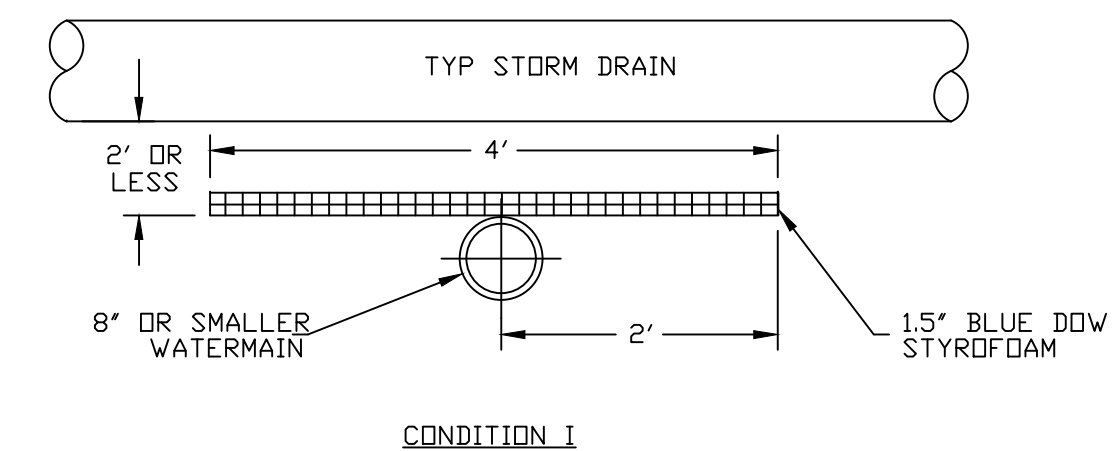
N.T.S.



NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO HAWC TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

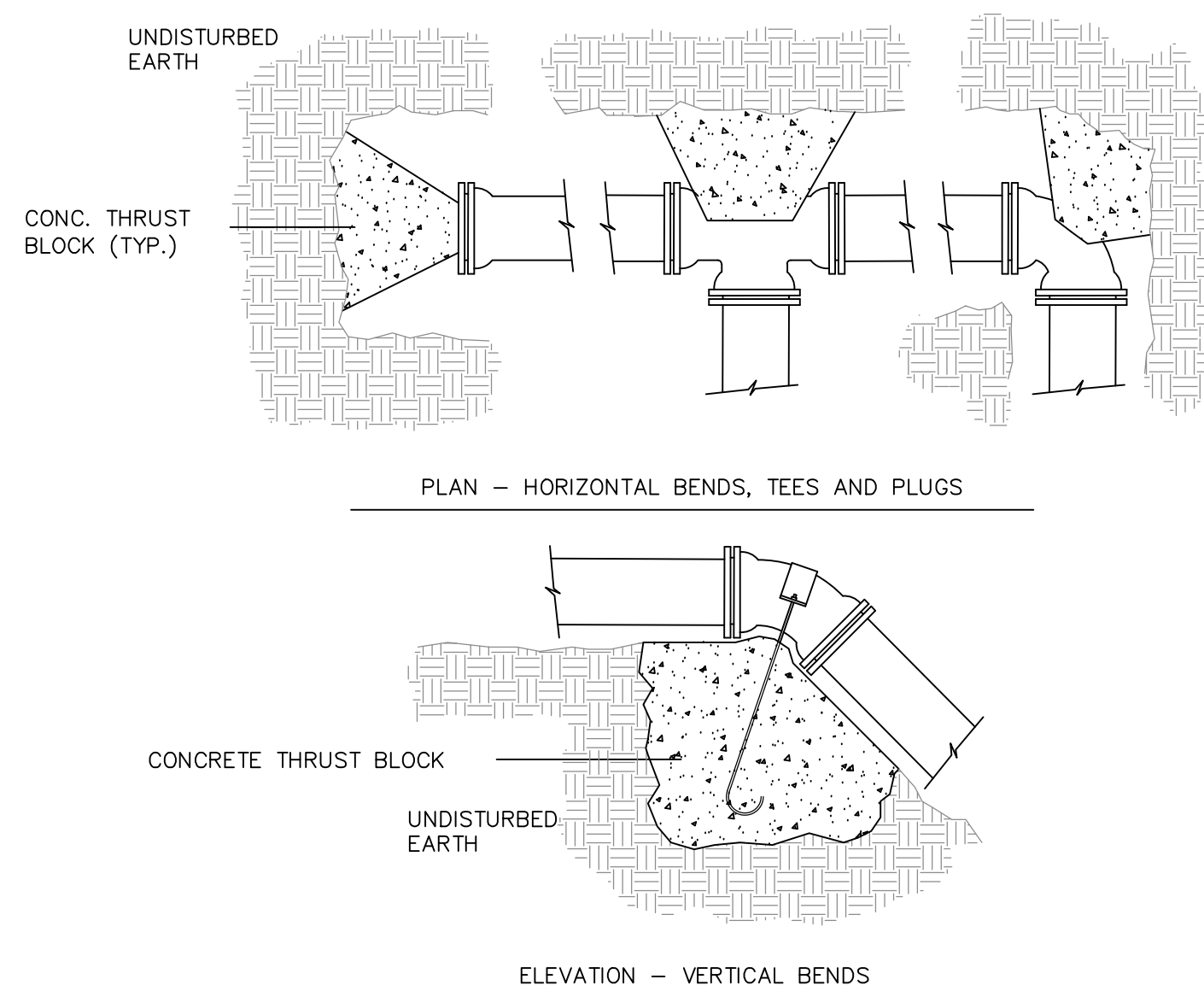
Typical Domestic Water Service Tapped Off Fire Service
N.T.S.



NOTES:

1. HAWC RESERVES THE RIGHT TO MODIFY INSULATION REQUIREMENTS AS NECESSARY BASED ON FIELD CONDITIONS, ETC.
2. THE LENGTH OR WIDTH OF INSULATION SHALL EXTEND 1' STORM DRAIN PIPE DIAMETER BEYOND THE EDGE OF STORM DRAIN PIPE IN EACH DIRECTION OR A MINIMUM OF 2' BEYOND THE CENTERLINE OF THE STORM DRAIN PIPE, WHICHEVER IS GREATER.
3. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH A 1' PIECE OF INSULATION CENTERED OVER SEAM.

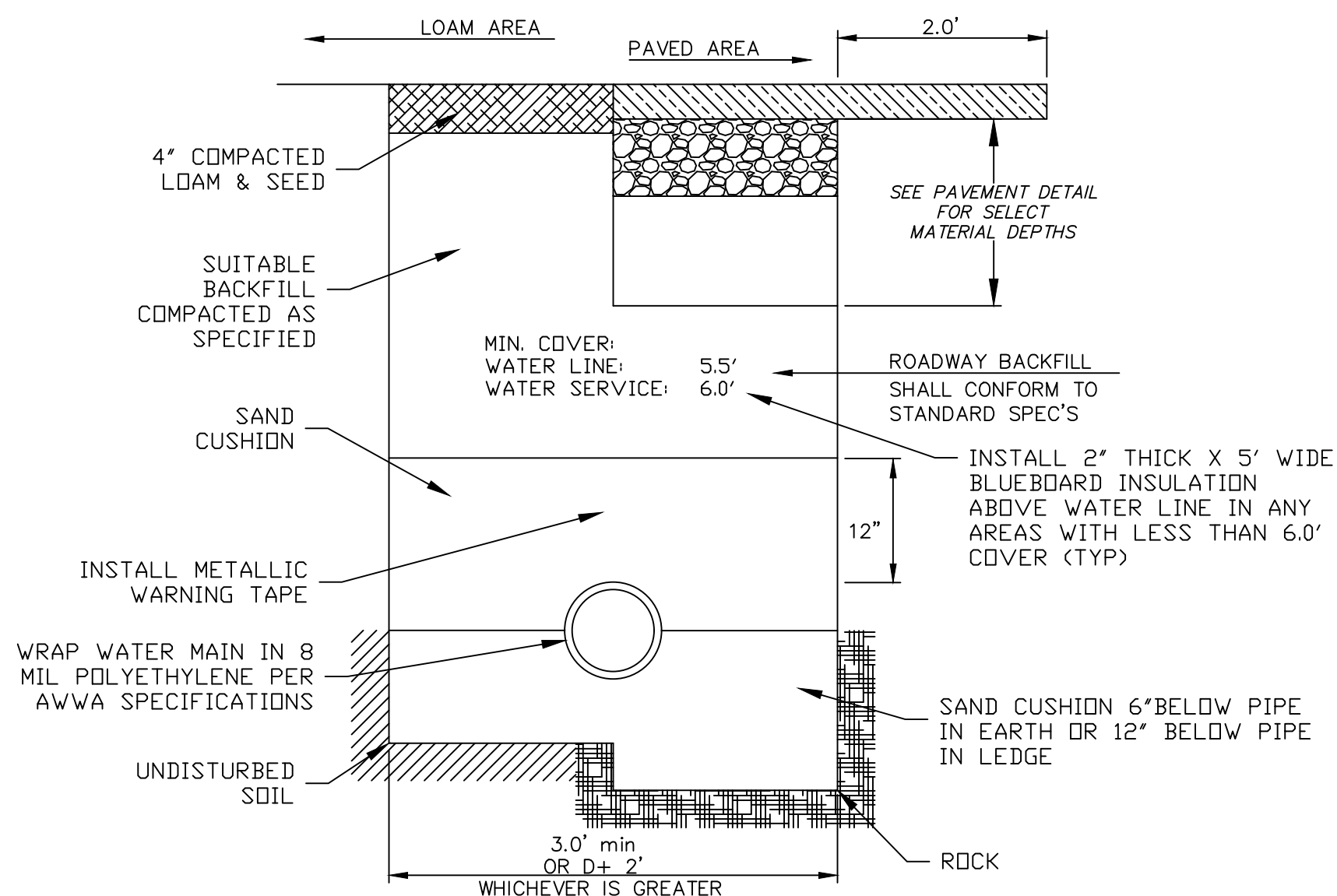
Storm Drain –
Watermain Intersecting Runs



NOTES

1. THRUST BLOCK DIMENSIONS TO BE DETERMINED IN FIELD BY ENGINEER BASED ON PIPE SIZE, WATER PRESSURE AND SOIL TYPE.
2. STONE BACKING MAY BE SUBSTITUTED FOR CONCRETE THRUST BLOCKS PROVIDED THE STONE(S) ARE OF EQUAL SIZE AND BEAR ON UNDISTURBED EARTH.
3. USE OF JOINT RESTRAINT SYSTEMS SHALL NOT ELIMINATE THRUST BLOCK REQUIREMENTS (WHERE POSSIBLE).

Typical Thrust Blocks




NOTES:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS. DEPTH FOR BITUMINOUS PAVEMENT SHALL BE AS SPECIFIED IN PAVEMENT DETAIL.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO TOWN SPECIFICATIONS.
3. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
4. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.
5. COMPACTION SHALL BE IN 12-INCH LAYERS FOR BEDDING AND BLANKET MATERIALS.
6. BACKFILL MATERIAL SHALL BE COMPACTED IN NOT MORE THAN 300 THICK LAYERS TO THE GROUND SURFACE EXCEPT FOR ROAD CONSTRUCTION WHERE THE FINAL FEET SHALL BE COMPACTED IN NOT MORE THAN 12-INCH THICK LAYERS TO THE ROAD SURFACE.

Typical Water Trench Detail

[illegible]

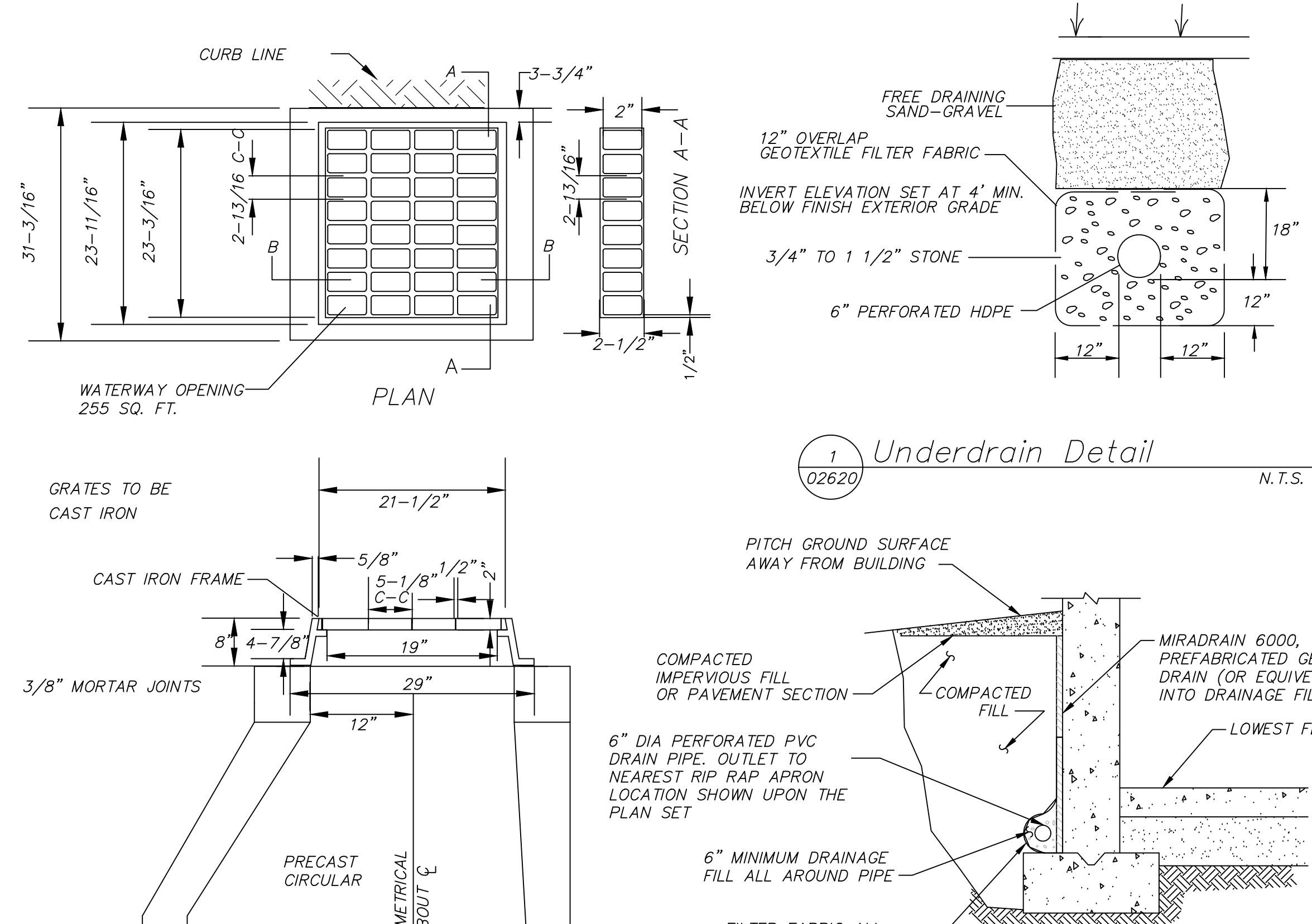
SCALE:	
HORZ.:	
VERT.:	
DATUM:	
HORZ.:	
VERT.:	NAVD88
	
GRAPHIC SCALE	



RESIDENCES AT CHESTNUT
BUILDING 1
CIVIL DETAILS
WATER & ELECTRIC
TAX MAP 73 LOT 1
351 CHESTNUT STREET
NEW HAMPSHIRE
MANCHESTER

PROJ. No.: 20211191.A10
DATE: MAY 2022

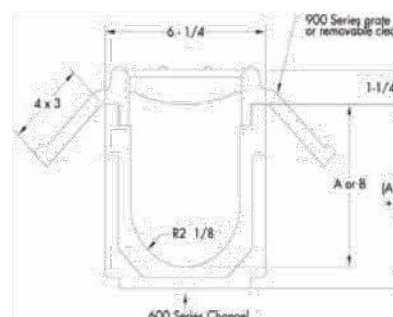
CD-504



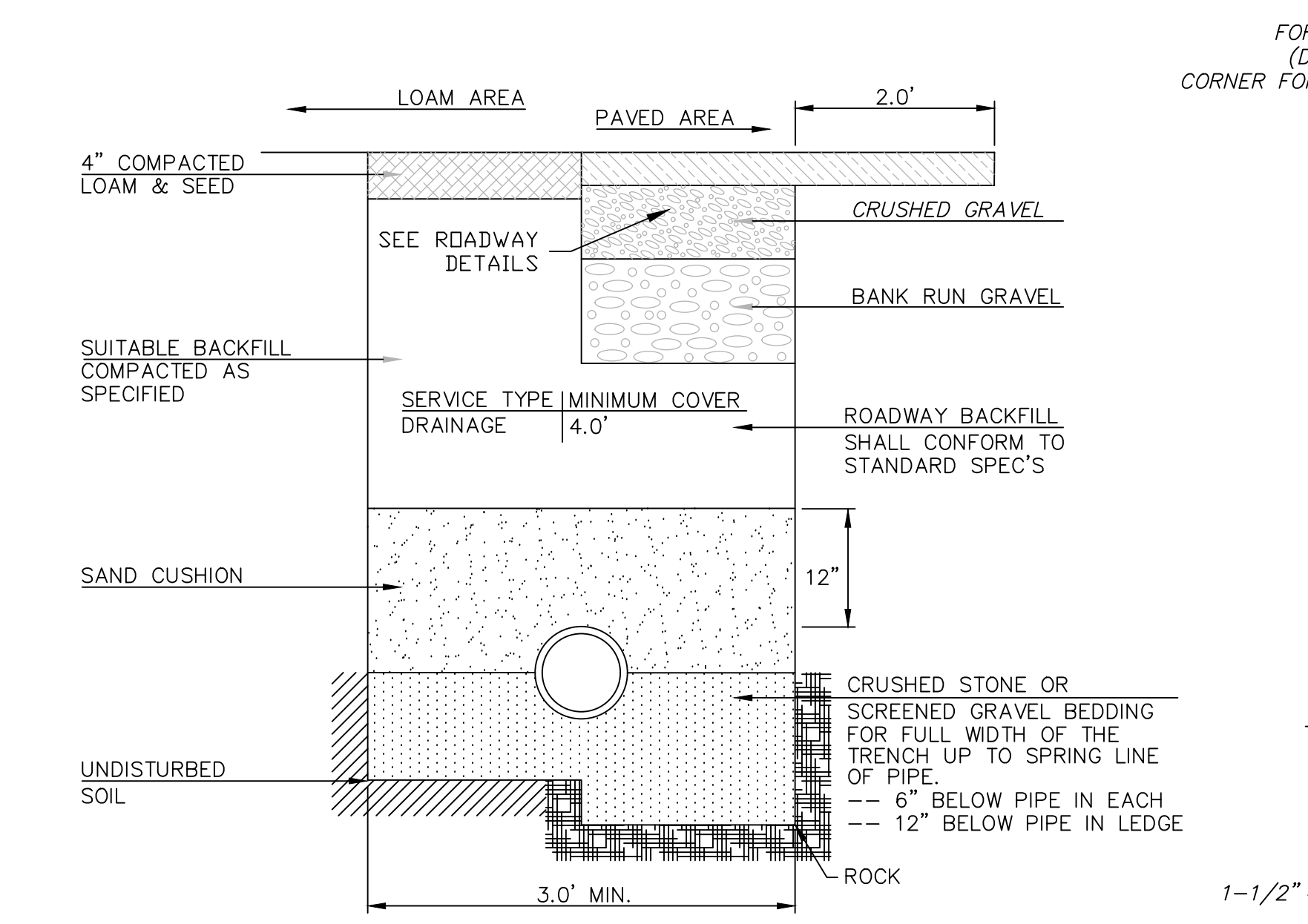
inlet capacity. Both one-piece and removable designs incorporate positive anchoring flanges or bolts on each corner to help the grate withstand pull-out from high-speed highway traffic and snowplow blades.

One-piece (non-removable) assemblies are used in most instances. A removable grate assembly can be added where needed on any given run to provide open access for "clean-outs."

The POLYCAST 900 Series grates comply with the provisions cited in CALTRANS Section 10-1.35, "Grated Line Drain" and are made in compliance with CALTRANS Section 7-5.102, "Miscellaneous Iron and Steel" utilizing ASTM A-536, Grade 65-45-12 ductile iron. All grates and frames resist pullout forces in excess of 10 kN per meter (685 lbs. per foot) of length of grated line drains.

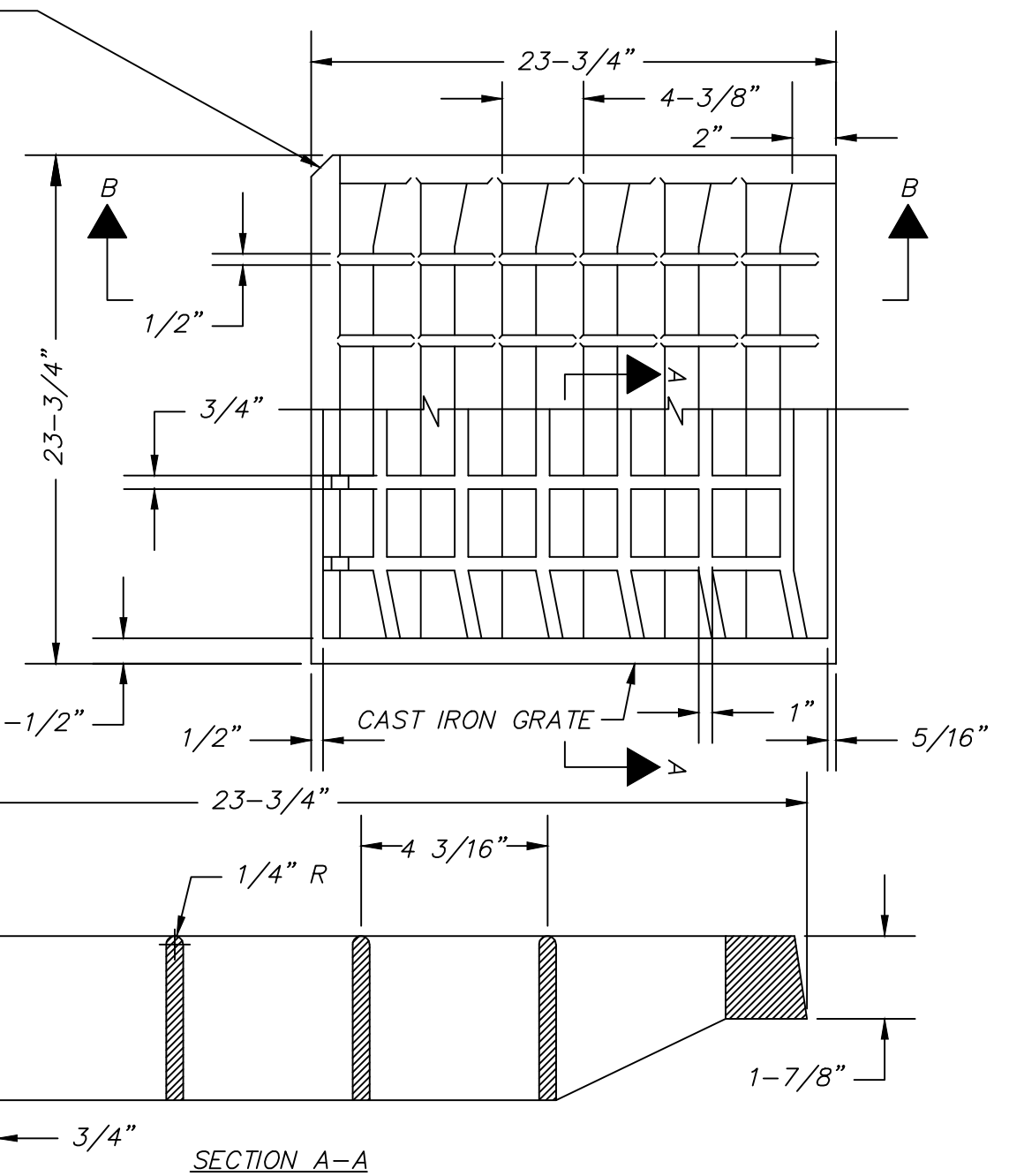


N.T.S.



N.T.S.

WATERWAY AREA
= 2.08 SQ. FT.



NOTES:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS. DEPTH FOR BITUMINOUS PAVEMENT SHALL BE AS SPECIFIED IN PAVEMENT DETAIL.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 6" CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
5. A MINIMUM 2' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.
6. USE CLASS V CONCRETE IN LOCATIONS WITH LESS THAN 3' OF COVER.
7. IF LEDGE IS DISCOVERED, REMOVE A MINIMUM OF 2' BELOW GRAVELS AND REPLACE WITH

02315

N.T.S

0)

N.T.S

CONSTRUCTION NOTES:

1. INSTALL FIRST SECTION BELOW EXISTING PIPE.
2. CONSTRUCT BRICK SHELF AND ADD REMAINING SECTIONS
3. FORM WATER TIGHT JOINT USING "KENT-SEAL" BITUMASTIC SEAL
4. CUT PIPE IN TWO LOCATIONS, 3" FROM MANHOLE INSIDE WALL

N.T.S.

1. THE CONTRACTOR SHALL TAKE STEPS TO PREVENT THE SPREAD OF INVASIVE PLANT, INSECT, AND FUNGAL SPECIES BY MEETING THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
http://gencourt.state.nh.us/rules/state_agencies/agr3800.html

1. THE CONTRACTOR SHALL, IN ACCORDANCE WITH ENV-A 1000 "....TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING."

SILT FENCE/ FILTER SOCK

1. SILT FENCE/ FILTER SOCK SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE OR THE FILTER SOCK SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE OR FILTER SOCK, THE FABRIC OR FILTER SOCK SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

BLOCK & GRAVEL INLET SEDIMENT FILTER

1. ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAX. OF 1/2 THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURAL OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

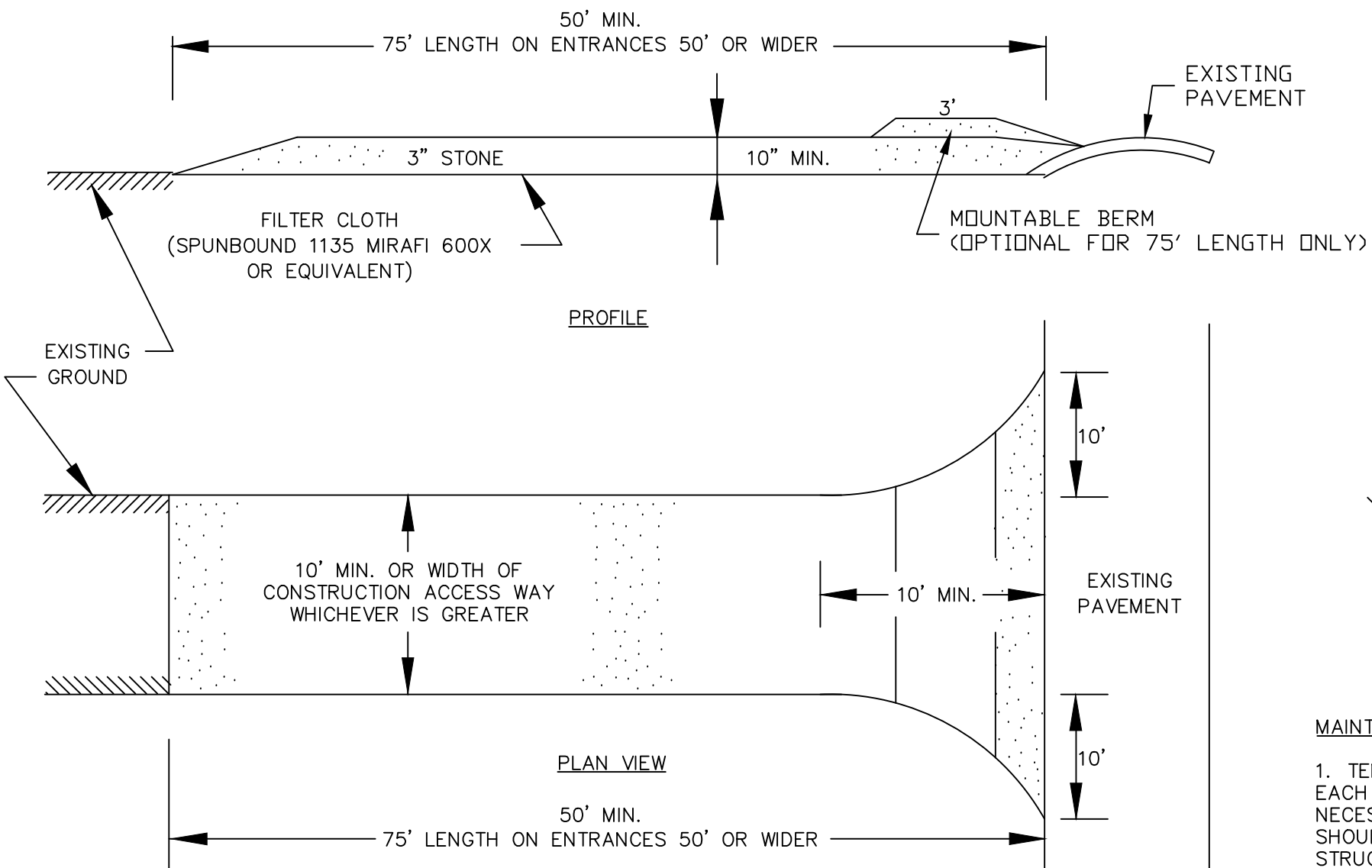
1. INSTALLATION OF PERMETER CONTROLS (SILT FENCE OR FILTER SOCK) SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILT FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS' RECOMMENDATIONS.
2. PERMETER CONTROLS SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES ARE HEAVILY VEGETATED. SLOPE VEGETATION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. NO MORE THAN FIVE ACRES OF LAND SHALL BE LEFT DISTURBED AT ANY ONE TIME. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
5. STABILIZATION SHALL INCLUDE THE FOLLOWING, AT A MINIMUM:
 - A. INSTALLATION OF BASE COURSE GRAVELS (IN PAVED AREAS)
 - B. MIN. 85% VEGETATED GROWTH
 - C. INSTALLATION OF STONE OR RIP RAP MATERIAL (3" MIN. DEPTH)
 - D. PROPERLY INSTALLED EROSION CONTROL BLANKETS
6. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM INSTALLED WITH NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQ. FT. SEED MIXTURE SHALL BE:

PERMANENT	
TALL FESCUE	0.45 LBS.
CREEPING RED FESCUE	0.45 LBS.
BIRDSFOOT TREFOIL	0.20 LBS.
TEMPORARY	
ANNUAL RYEGRASS	1.10 LBS.

7. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
8. HAY MULCH OR JUTE MATTING SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1 TON OF MULCH OR 100 LBS. OF JUTE MATTING SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
9. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER. PLANT ANNUAL RYE GRASS PRIOR TO OCTOBER 15TH.
10. THE LAND AREA EXPOSED SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AND SHALL NOT REMAIN EXPOSED MORE THAN 45 DAYS FROM INITIAL DISTURBANCE.
11. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED AND AREAS HAVE BEEN PAVED
 - A MINIMUM OF 3" OF VEGETATION GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3" NON EROSION MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
13. ALL CONTRIBUTING WATERSHED AREAS MUST BE FULLY STABILIZED PRIOR TO DIRECTING STORMWATER TO THEM.
14. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.25" OR GREATER RAINFALL WITHIN A 24-HOUR PERIOD.
15. TEMPORARY WATER DIVERSION (SEDIMENT BASINS, SWALES, ETC.) MUST BE USED AS NECESSARY TO CONTROL RUNOFF UNTIL SOIL IS STABILIZED.
16. CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
17. STORMWATER BASINS AND SWALES MUST BE INSTALLED BEFORE ROUGH GRADING THE SITE.
18. STORMWATER BASINS AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

1. INSTALL HAY BALE BARRIERS AND SILT FENCES IN LOCATIONS SHOWN ON PLANS AS A MINIMUM. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION. PREPARE TEMPORARY STABILIZED CONSTRUCTION ENTRANCE IN SUITABLE LOCATION.
2. PROTECT AND MAINTAIN EROSION CONTROL MEASURES ON A DAILY BASIS.
3. DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
4. CUT AND CLEAR TREES, DISPOSE OF DEBRIS IN AN APPROVED OFF-SITE LOCATION.
5. THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE LIMITS OF THE WORK AREA. SILT FENCES, FILTER SOCK AND/OR DETENTION BASINS WILL BE NECESSARY TO ACCOMPLISH THIS.
6. TOPSOIL SHALL BE STRIPPED AND STOCKPILED DURING DRY CONDITIONS AND WITHOUT COMPACTION. TOPSOIL SHALL BE STABILIZED AGAINST EROSION.
7. REMOVE ONSITE UNDESIRABLE SOILS AND LEDGE.
8. GRUBBING AND STUMPING DISPOSAL IN AN APPROVED OFF-SITE LOCATION.
9. CONSTRUCT ALL DITCHES AND SWALES.
10. DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING ANY STORM WATER INTO THEM.
11. CONSTRUCT SLOPED EMBANKMENTS.
12. ROUGH GRADE SITE OR PHASED WORK AREA. DISTURBED AREAS SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
13. INSTALL ALL UNDERGROUND UTILITIES.
14. INSTALL DRAINAGE STRUCTURES, CULVERTS, HEADWALLS, RIP RAP, AND OTHER DRAINAGE FEATURES. PROVIDE SLOPE PROTECTION WITH RIMS IN DRAIN BAGS UNTIL PARKING AREAS ARE PAVED. STORMWATER PONDS, INFILTRATION BASINS AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
15. FINISH GRADING, LOAMING AND SEEDING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
16. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
17. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED AND HAVE A HEALTHY VEGETATIVE COVER.
18. CLEAN ALL DRAINAGE STRUCTURES, SLUMPS OF SEDIMENT AND DEBRIS (INCLUDES ALL STRUCTURES WITHIN THE LIMITS OF WORK).
19. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY ADEQUATE USE OF WATER.

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

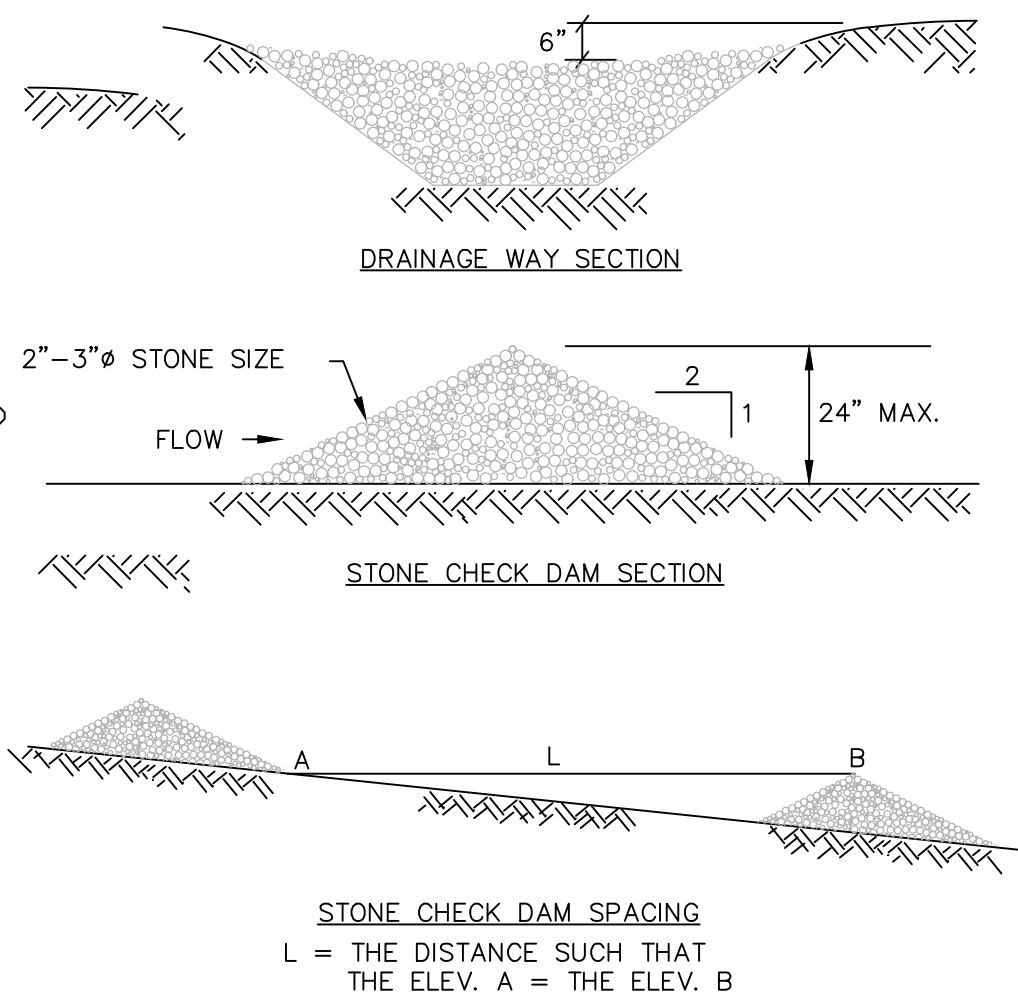


1. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
2. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED
3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO

N.T.S

1. TEMPORARY SEDIMENT TRAPS SHOULD MEET THE FOLLOWING REQUIREMENTS:
 - SEDIMENT TRAPS SHOULD BE LOCATED SO THAT THEY CAN BE INSTALLED PRIOR TO DISTURBING THE AREA THEY ARE TO PROTECT.
 - THE TRAP SHOULD BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
 - THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHOULD BE LESS THAN 5 ACRES.
 - THE MINIMUM VOLUME OF THE TRAP SHOULD BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
 - THE SIDE SLOPES OF THE TRAP SHOULD BE 3:1 OR FLATTER, AND SHOULD BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.

2. EMBANKMENTS:
 - THE MAXIMUM HEIGHT OF THE SEDIMENT TRAP EMBANKMENT SHOULD BE 4 FEET WHEN MEASURED FROM THE LOWEST POINT OF NATURAL GROUND ON THE DOWNSTREAM SIDE OF THE EMBANKMENT.
 - THE MINIMUM TOP WIDTH OF THE EMBANKMENT SHOULD BE 6 FEET.
3. OUTLETS (GENERAL REQUIREMENTS):
 - THE OUTLET SHOULD BE DESIGNED, CONSTRUCTED AND MAINTAINED IN SUCH A MANNER THAT SEDIMENT DOES NOT LEAVE THE TRAP AND THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.
 - OUTLETS SHOULD BE DESIGNED SO THAT THE TOP OF THE EMBANKMENT IS A MINIMUM OF 1 FOOT ABOVE THE CREST ELEVATION OF THE OUTLET.
 - THE OUTLET OF THE TRAP SHOULD BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP.
 - THE OUTLET SHOULD DISCHARGE TO A STABILIZED AREA. THE OUTLETS MUST BE EMPTY ONTO UNDISTURBED GROUND, INTO A WATERCOURSE, STABILIZED CHANNEL OR A STORM SEWER SYSTEM.
 - OUTLETS MAY BE CONSTRUCTED AS EARTH SPILLWAYS, STONE OUTLETS, OR PIPE OUTLETS.
4. EARTH OUTLETS:
 - AN EARTH OUTLET SEDIMENT TRAP HAS A DISCHARGE POINT THAT IS EITHER OVER NATURAL GROUND OR CUT INTO NATURAL GROUND.
 - THE OUTLET WIDTH SHOULD BE EQUAL TO 6 TIMES THE DRAINAGE AREA IN ACRES.
 - THE EMBANKMENT AND OUTLET SHOULD BE VEGETATED WITHIN 3 DAYS OF CONSTRUCTION.
5. STONE OUTLETS:
 - A STONE OUTLET SEDIMENT TRAP HAS AN OUTLET CONSISTING OF A CRUSHED STONE SECTION IN THE EMBANKMENT.
 - THE STONE SECTION SHOULD BE LOCATED AT THE LOW POINT OF THE NATURAL GROUND, AS DETERMINED AT THE DOWNSTREAM SIDE OF THE EMBANKMENT.
 - THE OUTLET SHOULD BE CONSTRUCTED OF MINIMUM SIZE 1 ½ CRUSHED STONE.
6. VEGETATION:
 - ALL EMBANKMENTS, EARTH SPILLWAYS, AND DISTURBED AREAS BELOW THE STRUCTURE SHOULD BE VEGETATED WITHIN 72 HOURS OF COMPLETION OF THE CONSTRUCTION OF THE STRUCTURE.
 - IF THE STRUCTURE IS NOT PLANNED FOR MORE THAN ONE VEGETATIVE GROWING SEASON, THE STRUCTURE MAY BE VEGETATED USING THE RECOMMENDATION OF THE TEMPORARY VEGETATION BEST MANAGEMENT PRACTICE DESCRIBED IN RHODES STORMWATER MANAGEMENT MANUAL, VOL. 2.
 - BASINS THAT WILL BE CARRIED OVER THE WINTER AND INTO THE NEXT VEGETATIVE GROWING SEASON SHOULD BE VEGETATED USING THE RECOMMENDATIONS FOR PERMANENT VEGETATION BEST MANAGEMENT PRACTICE.



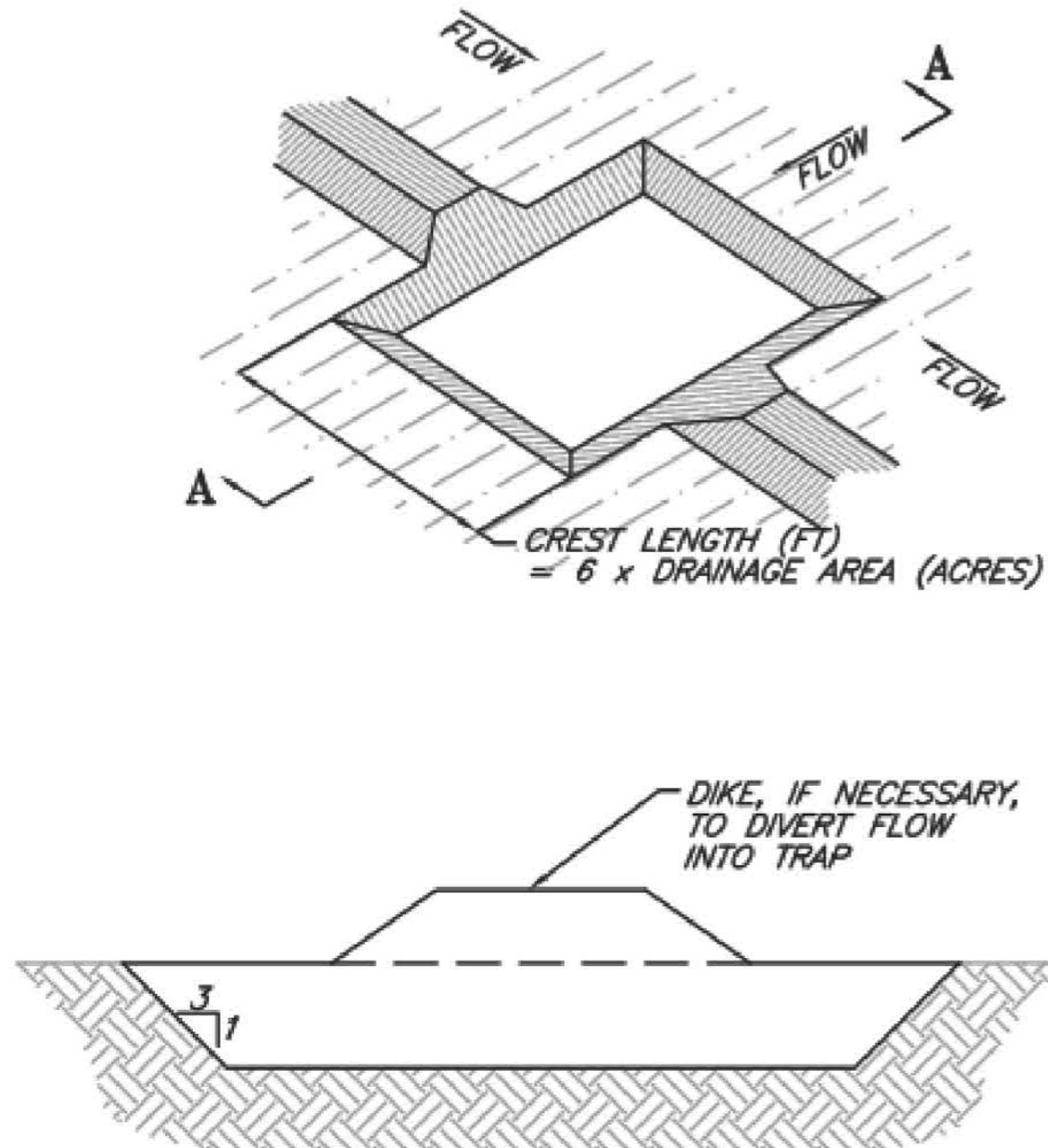
MAINTENANCE:

1. TEMPORARY GRADE STABILIZATION STRUCTURES SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED STORMS. ANY STRUCTURE THAT WOULD ALLOW SEDIMENT TO ACCUMULATE BEHIND IT SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE. WHEN THE STRUCTURES ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE REASONS FOR THE PROBLEM SHOULD BE DETERMINED. THIS INFORMATION SHOULD BE USED PRIMARILY FOR SEDIMENT TRAPPING. SOME SEDIMENT WILL ACCUMULATE BEHIND THE STRUCTURES. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES AS IT ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE STRUCTURE.

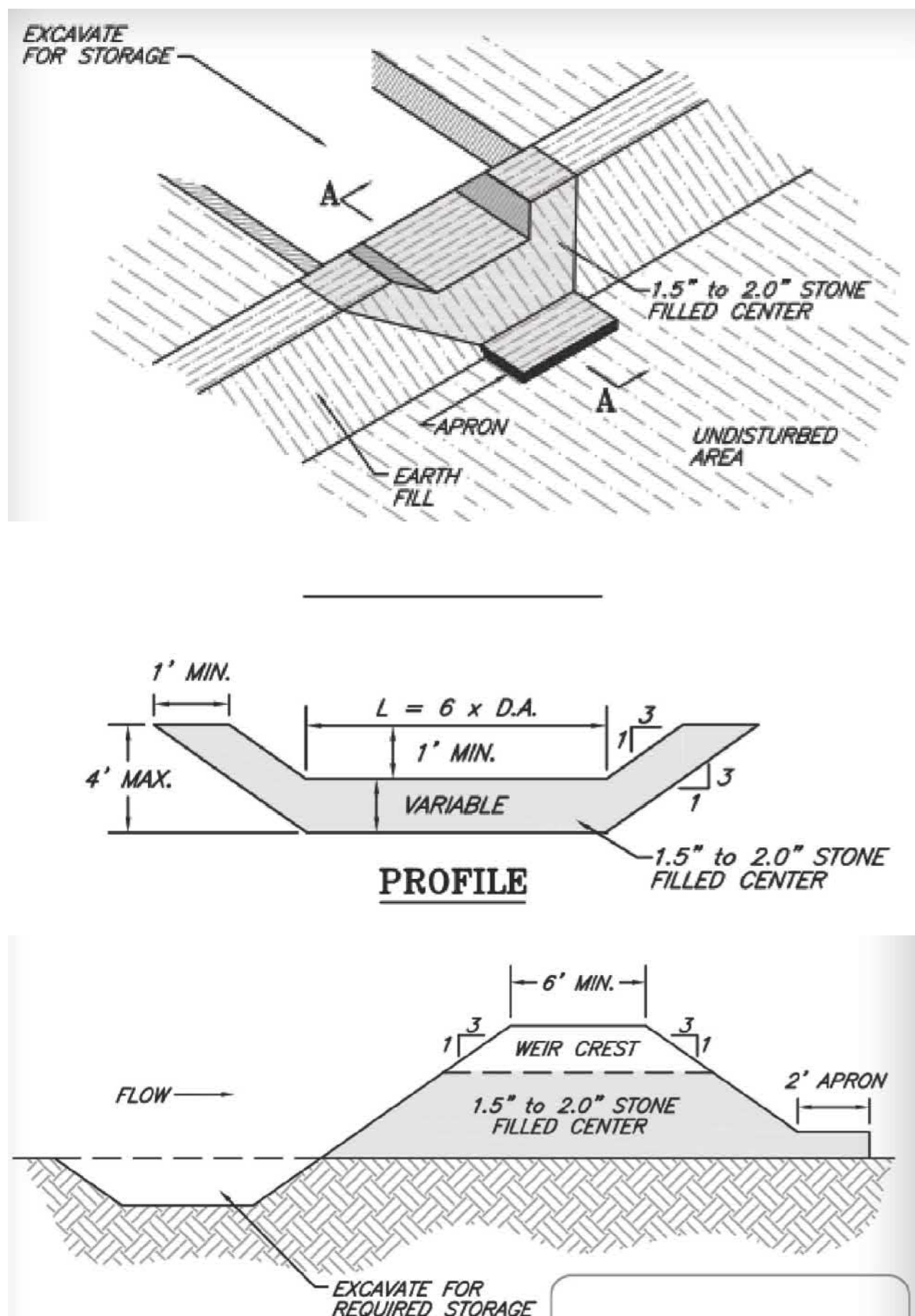
CONSTRUCTION SPECIFICATIONS:

1. DAMS SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.
4. STONE SHALL BE FRACTURED FACE STONE, D50 SIZE SHALL BE 2 TO 3 INCHES. NO STONE SMALLER THAN 1-1/2 INCHES OR LARGER THAN 4 INCHES SHALL BE USED.

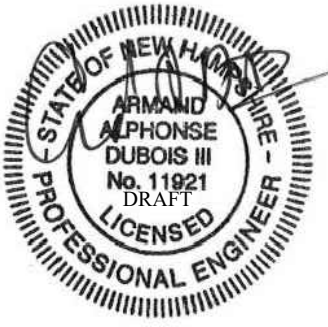
N.T.S




Earth Outlet Temporary Sediment Trap
N.T.S.



N.T.S

[illegible]

SCALE:	
HORZ: N/A	N/A
VERT: N/A	N/A
DATUM:	
HORZ:	
VERT: NAVD88	



0

GRAPHIC SCALE



RESIDENCES AT CHESTNUT
BUILDING 1
CIVIL DETAILS
EROSION CONTROL
TAX MAP 73 LOT 1
351 CHESTNUT STREET
NEW HAMPSHIRE
MANCHESTER

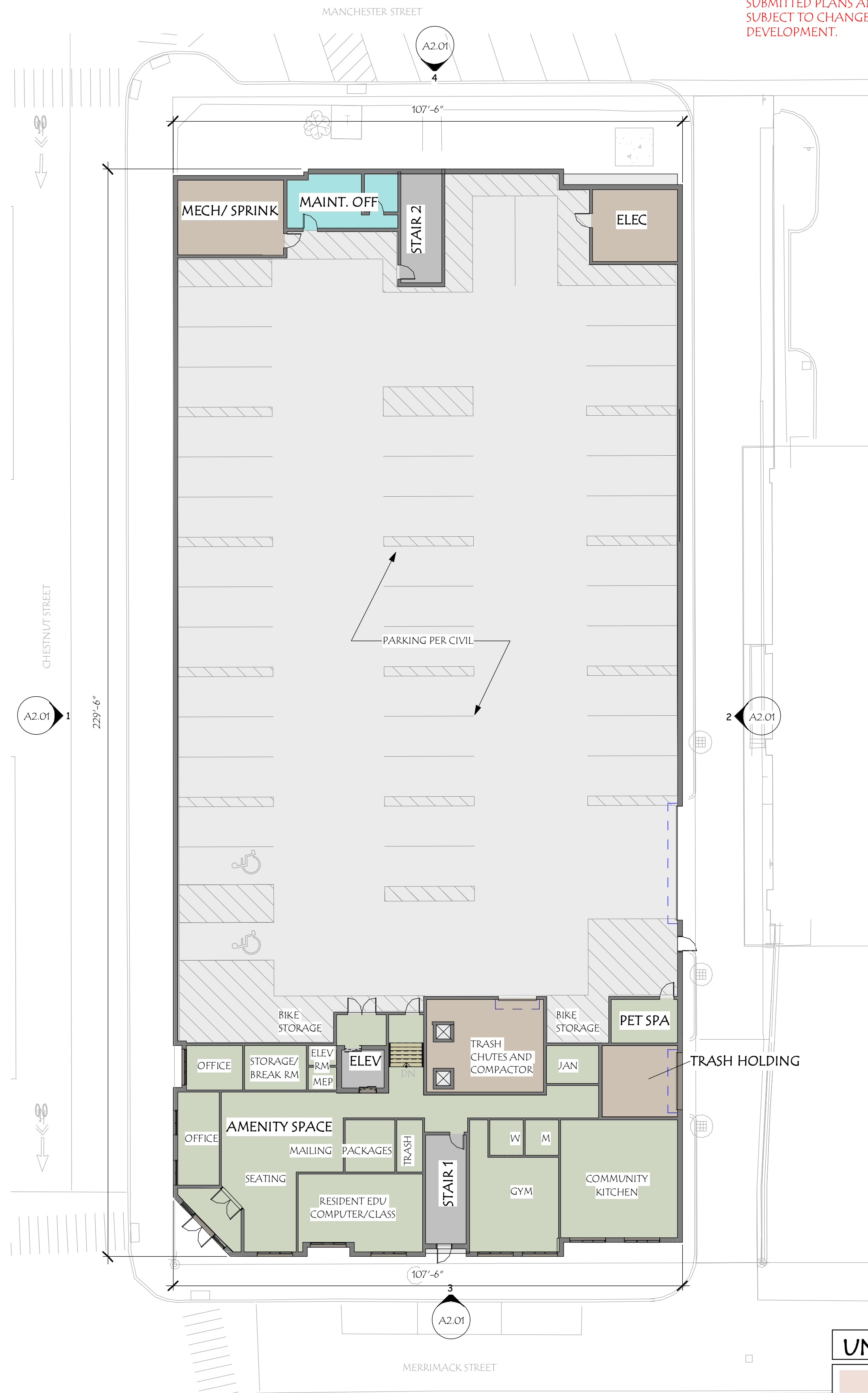
PROJ. No.: 20211191.A10
DATE: MAY 2022

CD-508

SUBMITTED PLANS AND ELEVATIONS ARE CONCEPTUAL AND
SUBJECT TO CHANGE DURING CONSTRUCTION DOCUMENT
DEVELOPMENT.



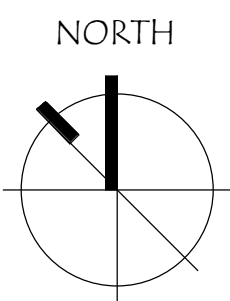
2 FLOOR PLAN - FIRST FLOOR
SCALE: 1/16" = 1'-0"



1 FLOOR PLAN - GARAGE / LOWER AMENITY
SCALE: 1/16" = 1'-0"

UNIT MATRIX : BLDG 1	
STUDIO	19
1-BEDROOM	41
2-BEDROOM	38
TOTAL:	98

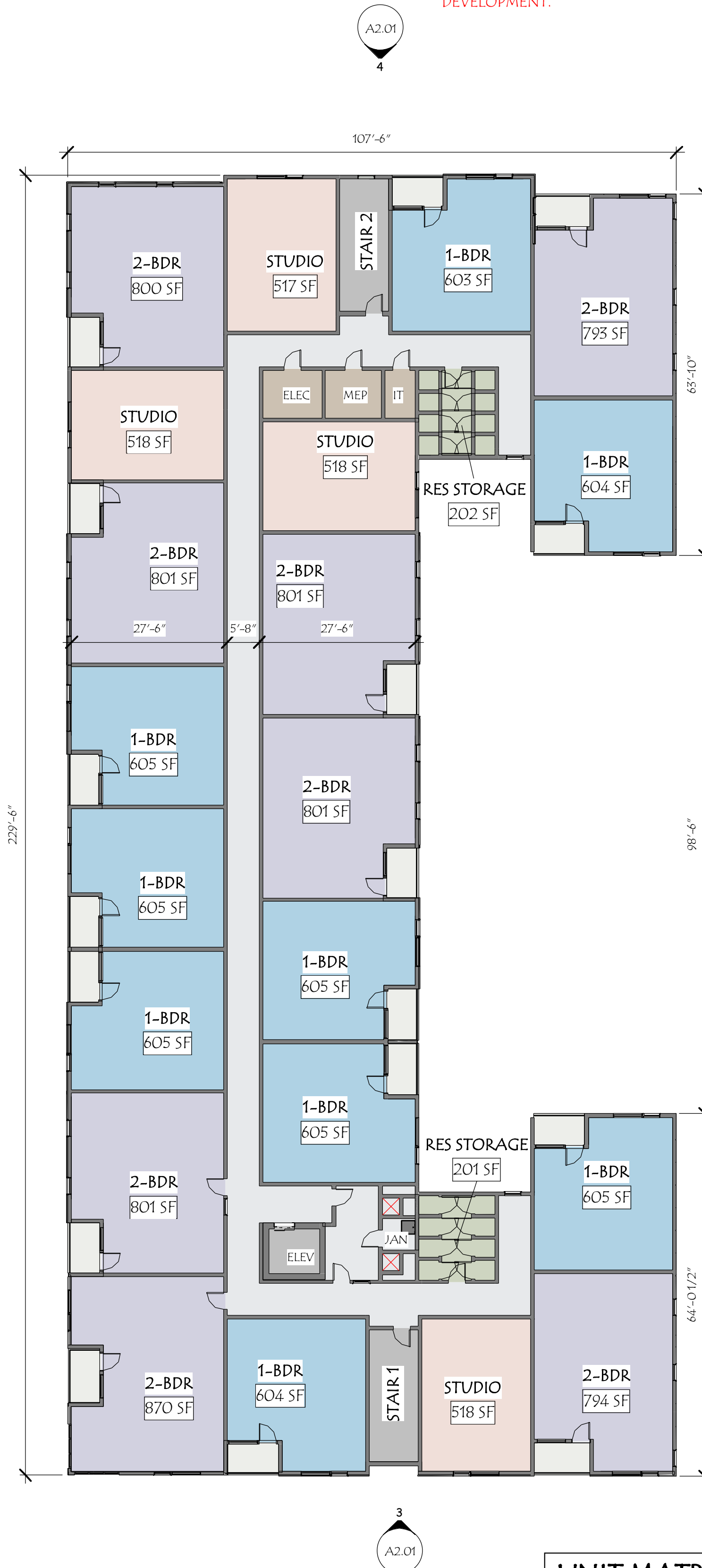
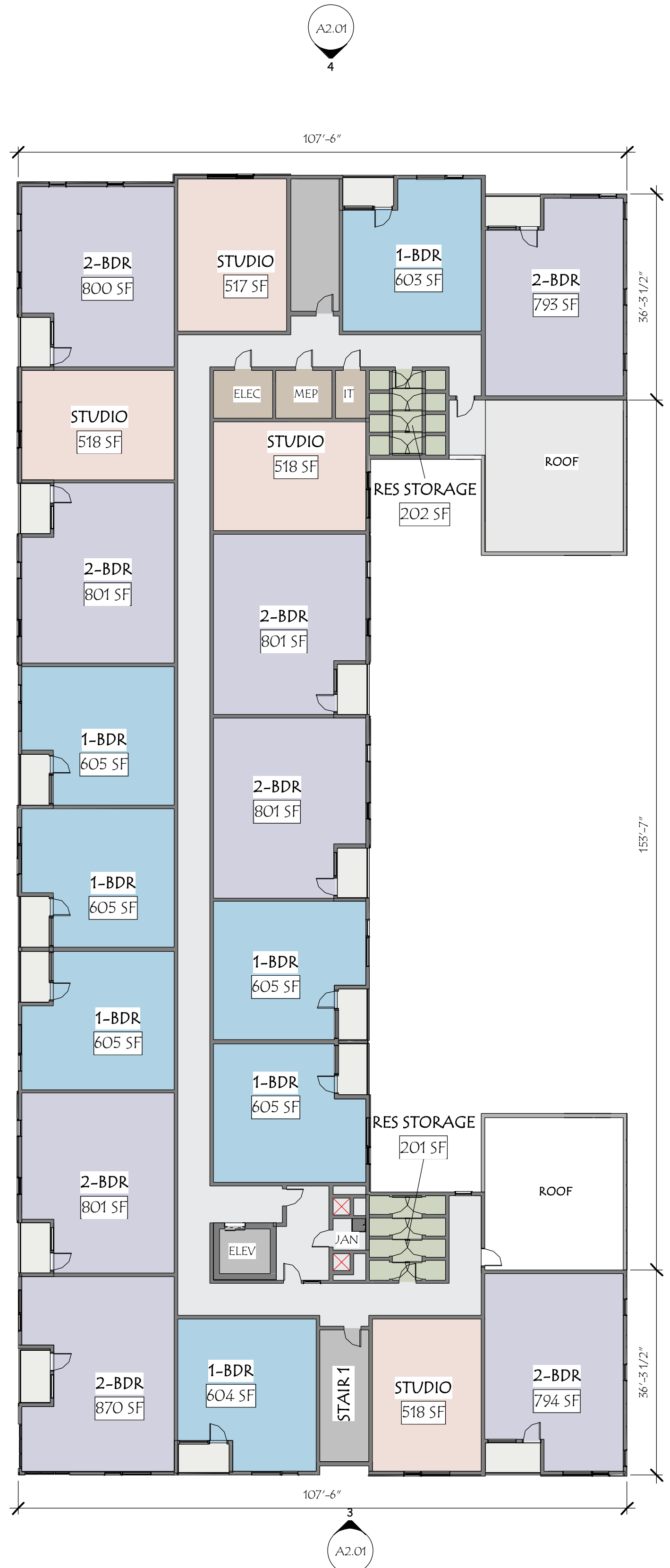
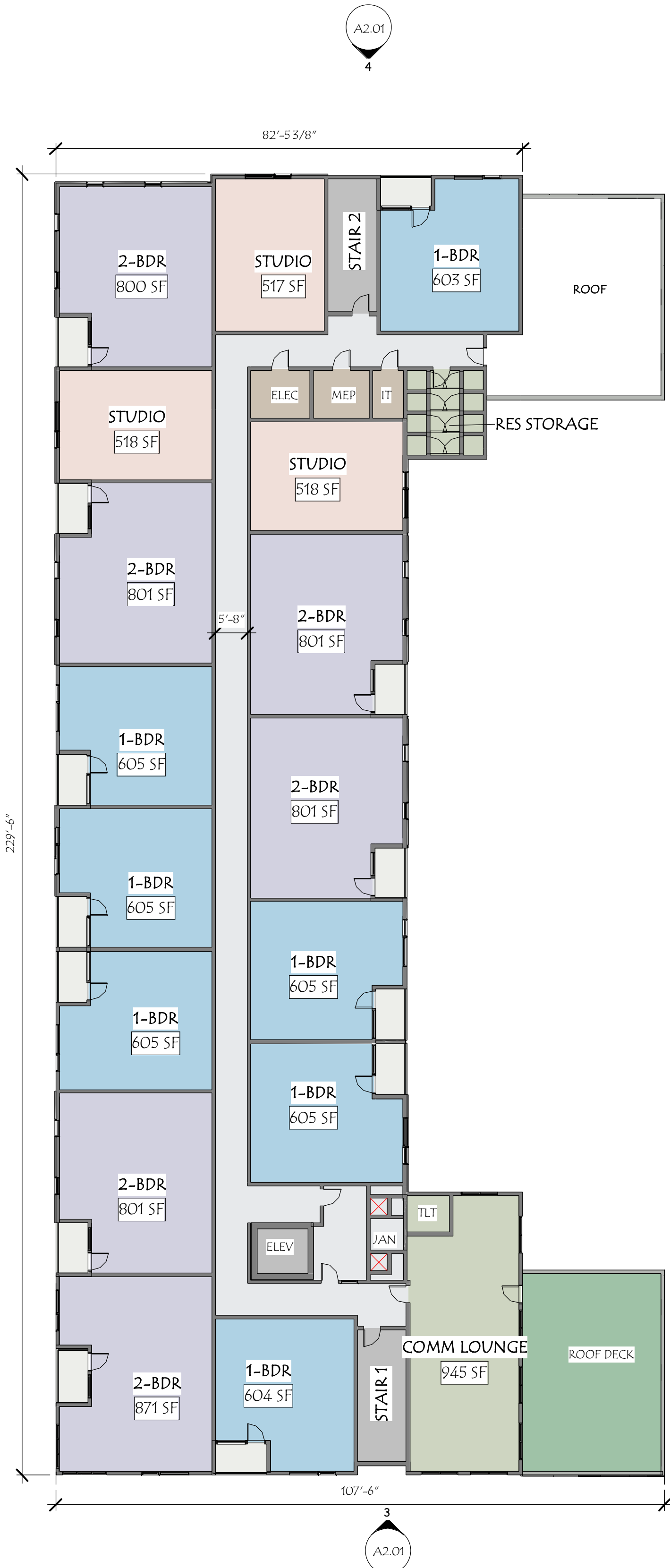
RESIDENCES AT CHESTNUT
MANCHESTER, NH
BUILDING - 1 (CHESTNUT STREET)



Date: MAY 2022
Project No.: 2022003

ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202

SUBMITTED PLANS AND ELEVATIONS ARE CONCEPTUAL AND
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DEVELOPMENT.



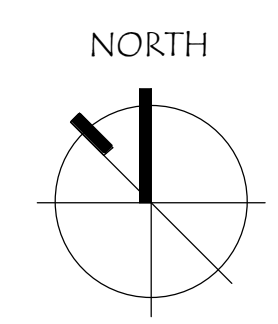
3 FLOOR PLAN - FIFTH FLOOR
SCALE: 1/16" = 1'-0"

2 FLOOR PLAN - FOURTH FLOOR
SCALE: 1/16" = 1'-0"

1 FLOOR PLAN - SECOND-THIRD FLOOR
SCALE: 1/16" = 1'-0"

UNIT MATRIX : BLDG 1	
STUDIO	19
1-BEDROOM	41
2-BEDROOM	38
TOTAL:	98

RESIDENCES AT CHESTNUT
MANCHESTER, NH
BUILDING - 1 (CHESTNUT STREET)



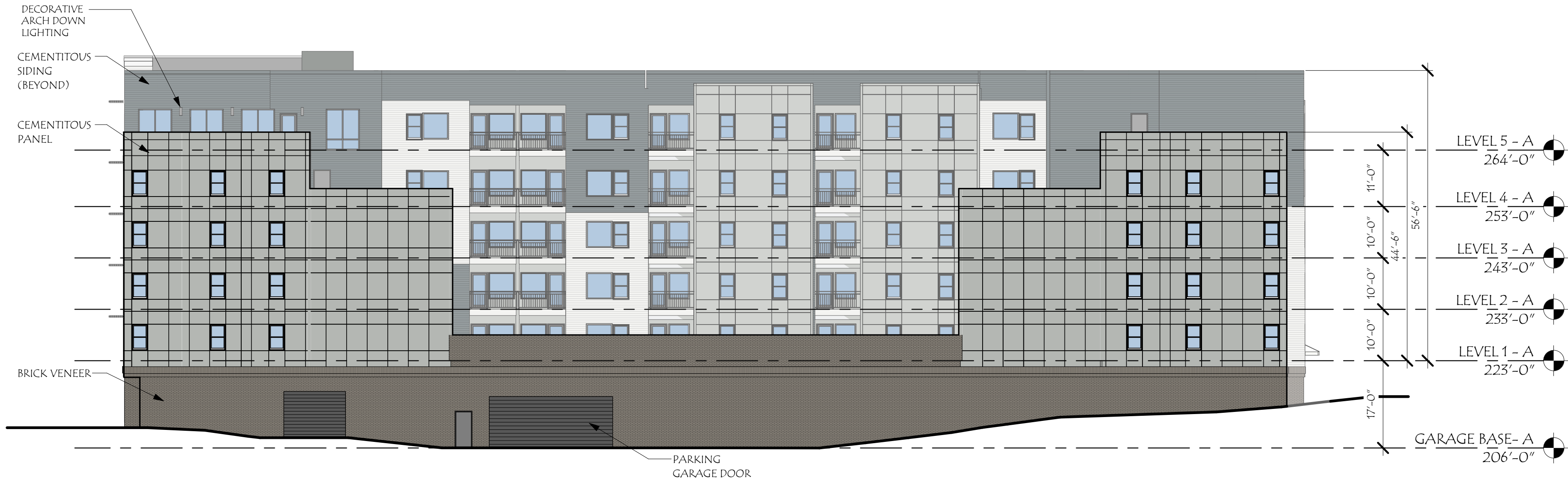
Date: MAY 2022
Project No.: 2022003

ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202



4 ELEVATION - MANCHESTER STREET (NORTH)

SCALE: 1/16" = 1'-0"



2 ELEVATION - ALLEY (EAST)

SCALE: 1/16" = 1'-0"



3 ELEVATION - MERRIMACK STREET (SOUTH)

SCALE: 1/16" = 1'-0"



1 ELEVATION - CHESTNUT STREET (WEST)

SCALE: 1/16" = 1'-0"

RESIDENCES AT CHESTNUT
MANCHESTER, NH
BUILDING - 1 (CHESTNUT STREET)